



## Hope & Anchor

Port Carlisle, Wigton, Cumbria, CA7 5BU

Freehold £240,000

- Grade II listed building
- Stunning Solway Coast location
- Lounge area (20)
- Main bar and restaurant (35)
- Five letting rooms
- Currently closed

Ref: 95059

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**SP** Sidney  
Phillips



## LOCATION

Port Carlisle is a small village on the Solway Coast, overlooking the Solway Firth, offering wonderful views across to Scotland. The property is approximately one mile from Hadrian's Wall which attracts a huge number of walkers and tourists, and close to Bowness Sands and multiple holiday parks which are popular with summer visitors. It is also within easy reach of the historic city of Carlisle.

The property lies on Hadrian's Cycleway (National Cycle Route 72) which is an east coast to west coast cycle path. The village is accessed via junction 44 of the M6.

This Grade II property is of traditional construction, over three storeys under a pitched slate roof with a single-story extension to the side and rear. It has an enclosed yard and parking. The attractive property is colourwashed in cream and blue with original sash windows and briefly comprises:

## TRADE AREAS

Quarry tile flooring to VESTIBULE leading to LOUNGE/BREAKFAST ROOM with sofa and loose dining seating for 20. Carpeted floors with open fire and log burner.

MAIN BAR with carpeted floors and tiles to bar area, wood constructed bar servery with laminate top and mirrored back bar.

GAMES AREA seating 15 with GENTLEMEN'S TOILET offset. Access to SIDE PATIO.

RESTAURANT AREA offering 20 covers with carpeted floors and exposed ceiling timbers. LADIES' TOILET offset. TWO STOREROOMS AND ONE UTILITY ROOM.

Well-equipped and good sized TRADE KITCHEN with Altro nonslip flooring and a good selection of catering equipment and effects. PANTRY and STOREROOM. CELLAR to basement.

## LETTING ACCOMMODATION

First floor: communal BATHROOM which serves letting rooms 1 and 2.

LETTING ROOM 1 is a twin

LETTING ROOM 2 is a twin with a small KITCHENETTE

LETTING ROOM 3 is a family room with double and single beds and EN SUITE BATHROOM

LETTING ROOM 4 is a family room with double and single beds with EN SUITE BATHROOM

Second floor: double bedroom with separate bathroom featuring a free-standing bath.

All rooms are decorated and furnished to a good standard with TVs and tea and coffee making facilities.

## EXTERNAL

SIDE TRADE PATIO with grassed area to the rear of the property offering parking of 4. Enclosed trade patio with raised decking area which would offer seating for 20. Two STORAGE SHEDS.

Stairway leading to a sizeable ROOF TERRACE that offers stunning views across the Solway Coast.

## THE BUSINESS

The Hope & Anchor pub is currently closed, though it was formerly very popular with locals, walkers and tourists visiting nearby Hadrian's Wall or staying at one of the many caravan parks nearby. There is a large amount of passing trade and the business offers huge potential: it has a sizeable trade kitchen and enjoys a prime location on the National Cycle Route. Alternatively, the business could be operated as a coffee shop/restaurant during the day, taking advantage of the bowling club facing the property and the tennis club next door. Currently, 4 letting rooms are being marketed on Booking.com at a rate of approximately £70 per night.

There is also potential to convert the sizeable roof terrace to a seating area (subject to relevant planning permissions) to offer unrivalled coastal views.

No trade accounts are available therefore any prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.



## TENURE & PRICE

**FREEHOLD £240,000** to include fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

## LICENCE

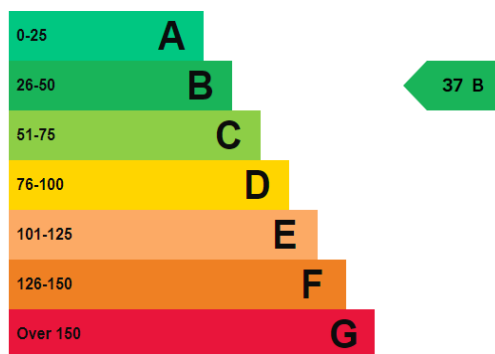
No Premises Licence is held.

**Local authority:** Cumberland Council 111  
Botchergate, Carlisle CA1 1RZ

## SERVICES

Mains electricity, water and drainage.  
Oil fired boiler and 1800 litre oil tank.

**Rateable value:** £4,000 as of 01 April 2023.  
The business is subject to Rural Rate Relief.



## BUSINESS MORTGAGES

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## UTILITY HELPLINE

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