



The Black Swan

Station Road, Culgaith, Penrith, CA10 1QW

Freehold £550,000

Ref: 94670

 Sidney
Phillips

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THE BLACK SWAN

- ◇ Eden Valley village
- ◇ 17th century village inn
- ◇ Three section trade area (98)
- ◇ Seven en suite letting bedrooms
- ◇ Two bedroom owners accommodation
- ◇ Net sales year ended December 2022 £370,457

Historic village Inn dating back to the 1700s,
located in the tourist hotspot of Culgaith, offering huge potential.

Link to 3D tour: <https://my.matterport.com/show/?m=GwXFqPeGdl4>



TRADE AREAS

RECEPTION/RESIDENTS' LOUNGE with carpet flooring and sofa seating for 10. LADIES' and DISABLED/GENTLEMEN'S TOILETS offset.

RESTAURANT

RESTAURANT AREA with loose dining tables offering 48 covers, an electric fireplace and exposed beams to ceilings, leading to good sized, well equipped TRADE KITCHEN with walk-in fridge and freezer, Altro flooring, access to private COURTYARD, multiple WASH and PREP AREAS, PANTRY AREA, separate WASH ROOM and a good selection of catering equipment and appliances.

MAIN BAR

MAIN BAR with its own on-street entrance, wood panelled BAR SERVERY with brass foot and hand rails, seating for 30, brick fireplace, brass ornaments and horseshoes to walls. Behind bar with Altro flooring, mirror back bar, refrigeration and wash area.

BOTTOM BAR

Comprising wood and carpet flooring, seating for 20, large TV, darts throw and GENTLEMEN'S TOILETS offset. Access to the BEER GARDEN.

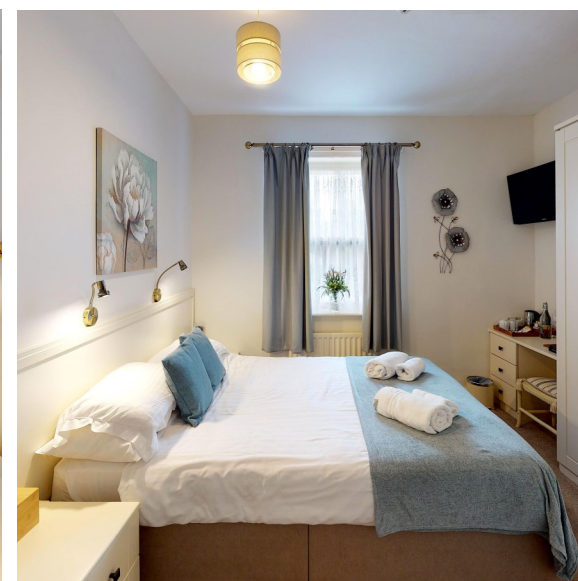
ON LEVEL CELLAR

With rear door access.

EXTERNAL

12 PARKING SPACES to the front of the property. To the rear is a TRADE PATIO with picnic style benches for 24. Raised BEER GARDEN with enclosed sheltered area and seating for 50. Gravel CAR PARK for 10 vehicles.

The property benefits from free fishing rights on a 3 mile stretch of the River Eden.





LETTING ACCOMMODATION

Situated at first floor:

Letting accommodation comprising seven beautifully presented letting bedrooms, all with EN SUITE BATHROOMS (2 of which feature a bath), tea and coffee making facilities, TV, fitted wardrobes and storage space.

Room 1: KING with BATH

Room 2: DOUBLE

Room 3: TWIN

Room 4: DOUBLE

Room 5: TWIN

Room 6: KING/FAMILY ROOM (DUPLEX)

Room 7: KING with bath

LAUNDRY ROOM



OWNERS ACCOMMODATION

OFFICE/CCTV ROOM, fitted KITCHEN, WC, DOUBLE BEDROOM with EN SUITE, DOUBLE BEDROOM and LOUNGE featuring brick fireplace and access to wood decking area.

LOCATION

Culgaith is an attractive village located in the beautiful Eden Valley between the Lake District National Park and the North Pennines. The village sits in an Area of Outstanding Natural Beauty and is popular with tourists. There are many outdoor activities available locally including walking, cycling and watersports, and the Carlisle to Settle Railway is a short drive away. The village is situated between the ancient market towns of Appleby and Penrith and lies off the A66 which links to the Yorkshire Dales and Appleby-in-Westmorland to the east and Penrith and junction 40 of the M6 motorway to the west.

THE BUSINESS

The Black Swan is a long-established coaching inn which boasts an excellent reputation and enjoys much repeat trade from both locals and tourists. The business has excellent reviews on Trip Advisor (9.3), Google and booking sites such as Booking.Com, Expedia and Late Rooms. Our clients advise that occupancy levels are 70% all year round with tariffs on rooms ranging from £109 to £119 per night. Net sales for the year ended December 2022 are £370,457, with an adjusted net profit of £150,000. Our clients currently operate the inn as a lifestyle business and there is the potential to increase trade further by promoting the restaurant area for private functions and events and by increasing marketing activity. Additionally, the owners accommodation could be let on the short-term holiday market and holiday pods could be erected on land to the rear of the property, subject to planning permission. This is an exciting opportunity for any experienced publican or chef to take this already profitable and established business to the next level.



TENURE & PRICE

Freehold: £550,000 to include goodwill and 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

A full Premises Licence is held for the retail of alcohol:

Sunday to Thursday: 10:00 - 01:00

Friday & Saturday: 10:00 - 02:00

Current opening hours:

Monday & Tuesday: closed

Wednesday to Saturday: 17:00 - 22:00

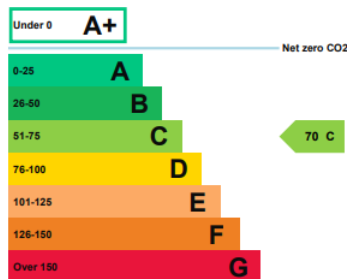
Sunday: 12:00 - 15:00 then 17:00 - 22:00

SERVICES

Mains electricity, water and drainage are connected. Cylinder gas.

Local authority: Westmorland Council

Rateable Value: £14,000 as of 01 April 2023



EPC certificate number: 9571-3006-0946-0100-9291



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