



The Greyhound Inn

Front Street, Cotehill, Carlisle, Cumbria, CA4 0DQ

Tenure: Freehold

Price: £295,000

Ref: 91900

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Village pub with restaurant
- Situated in an affluent area
- Main bar (50)
- Pool room (20)
- Three bedroom owners' accommodation
- Net sales YE May 2025 £197,938

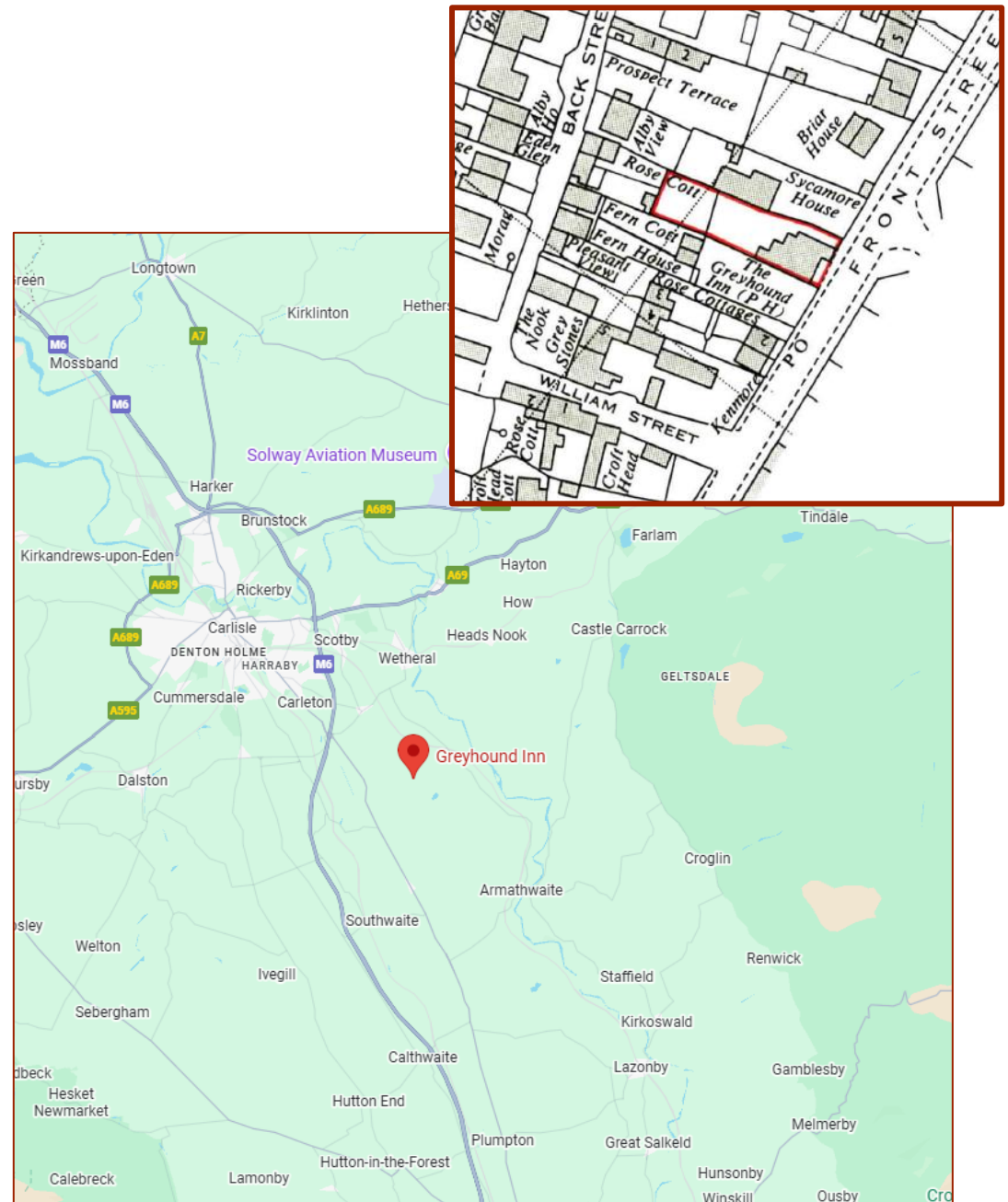
Location

The Greyhound Inn is situated in the pleasant North Cumbrian village of Cotehill, around six miles south of Carlisle. The surrounding countryside makes the Greyhound Inn popular with tourists; there is a local caravan park and a proposal for a new holiday park is also being considered. Furthermore, the Lake District National Park is within easy reach of the village and there are plenty of walks in the area, including those around Cotehill Woods and Cotehill Viaduct.

The village offers its residents a rural lifestyle with charming countryside views and local amenities. They also benefit from good road transport links to Carlisle and other major cities via the A6 and Junction 42 of the M6. Mainline train services run from Carlisle, operated by Northern Trains.

The Property

The Greyhound Inn is a detached property of Cumbrian stone construction with many original features and outbuildings to the rear.



Trade Areas

MAIN ENTRANCE leading into OPEN PLAN TRADE AREA, with a mixture of loose seating and fixed benches for 40 and a feature stone fireplace with log burner which creates a cosy atmosphere. BAR SERVERY with wood top and feature greyhound branded front.

POOL ROOM with seating for 20, pool table and darts throw. Access to the rear BEER GARDEN.

COMMERCIAL KITCHEN with an extensive range of commercial stainless steel kitchen equipment in addition to a hood canopy and wash and prep areas.

LADIES' AND GENTLEMEN'S TOILETS.

CELLAR on the ground floor.

External storage unit comprising two rooms.

Owners' Accommodation

Located at first floor and comprising: THREE BEDROOMS (two with EN SUITE facilities), LOUNGE, KITCHEN and a rooftop CONSERVATORY with external patio.

External

ENCLOSED BEER GARDEN AREA (off the POOL ROOM) offering seating for 12. CAR PARK for 6 vehicles. Large OUTBUILDINGS providing STORAGE.



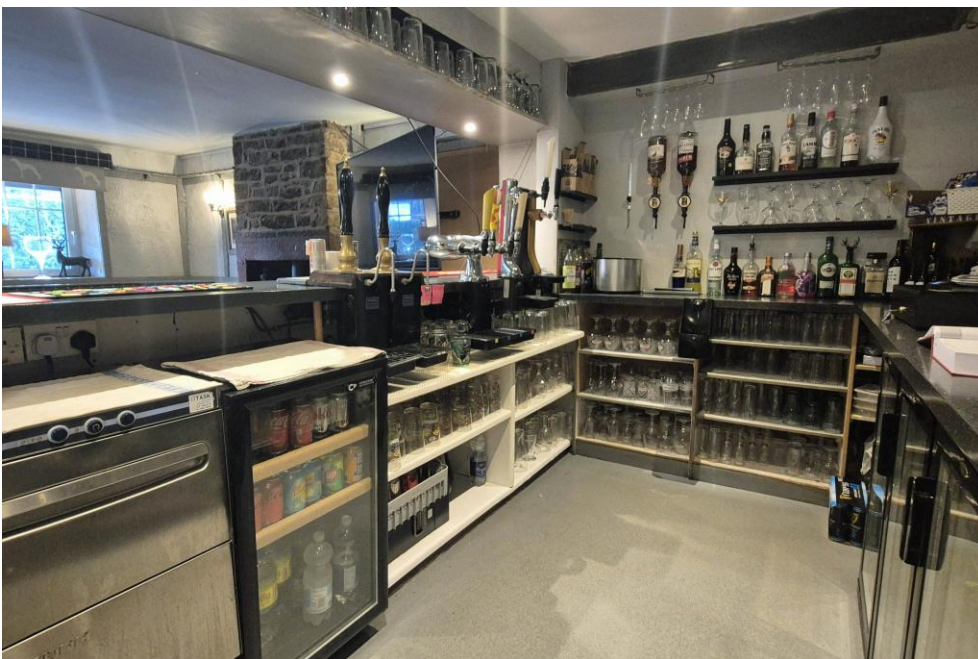


The Business

Our clients have owned the property since April 2016 and wish to offer the property for sale to focus on their other business interests. The public house is well supported locally and sees increased trade throughout the spring/summer months from visitors staying at the nearby caravan park and tourists exploring the area.

This is an exciting opportunity for an aspiring chef or a family team to build on our clients' reputation. There is the potential to increase trade by extending the business's current opening hours and undertaking an extensive marketing campaign. In addition, it may be possible to offer the first floor accommodation on the short-term holiday market, subject to the relevant permissions.

Net sales for the Year End 2 May 2025 £197,938.







Tenure & Price

FREEHOLD £295,000 to include goodwill, 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.

Licences

A Premises Licence is held permitting the retail of alcohol:

Monday to Thursday: 11:00 – 00:30

Friday and Saturday: 11:00 – 01:00

Sunday: 12:00 – 00:30

Current opening hours

Wednesday to Saturday: 17:00 – late

Sunday: 12:00 – late

Services

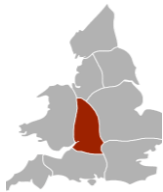
All mains services are connected. Kitchen appliances run on bottled gas.

Rateable Value: as of 01/04/2023 - £5,450, as of 01/04/2026 - £8,500.

Local Authority: Cumberland Council.



awaiting
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Business Mortgages

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.