



Junction Bar

Washington Street, Workington, Cumbria, CA14 3AX

Freehold £235,000

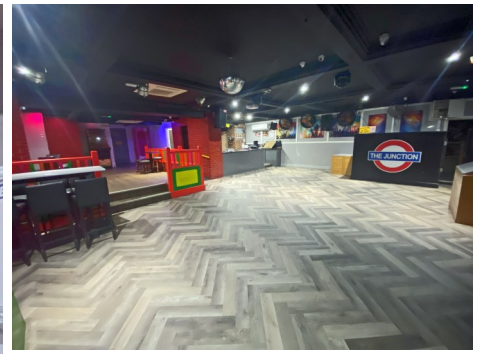
- West Cumbrian coastal town
- Sizeable corner plot property
- 80s/90s themed bar
- Two section trade area (300)
- Three self-contained flats
- Net sales £380,000 per annum

Ref: 94869

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SP Sidney
Phillips



LOCATION

The Junction Bar is located on the corner of Washington Street and Jane Street in the heart of Workington town centre, surrounded by a host of other pubs, bars and restaurants. Workington is a coastal town at the mouth of the River Derwent on the West Cumbria Coastal Plain, eight miles north of Whitehaven and five miles south of Maryport. A pedestrianised shopping centre is a stone's throw from the property and there are other notable points of interest nearby including Carnegie Theatre & Arts Centre and Curwen Park, home to the picturesque ruins of Workington Hall. Workington can be reached via the A596 from Maryport and the A595 from Whitehaven, and the A66 provides links to Lake District National Park and Penrith. Workington railway station serves the town on the Cumbrian Coast Line, connecting to Carlisle and Barrow-in-Furness. The Junction Bar holds a prime corner position on a main street within the town. It is a two storey property, of brick construction to the main, with a pitched slate roof. It briefly comprises:

TRADE AREAS

Ground floor TRADE AREA. Main door to side of property, leading to open-plan main BAR AREA with laminate flooring and central, L-shaped BAR SERVERY with tile and laminate top. Loose and perimeter seating for 70, games machines, TVs and tiled back bar with Altro floors and shelving. On level CELLAR behind bar with bottle storeroom, storage rooms and staircase leading to OFFICE/CCTV room. Fully equipped trade kitchen featuring altro flooring, wash and prep area's and separate store room. Second TRADE AREA featuring sizeable dance floor, laminate flooring, DJ box, bar servery and raised seating area for 20. Ladies', Gentlemen's and Disabled TOILETS offset. Large storeroom.

LETTING ACCOMMODATION

Two 2 bedroom apartments, set over two storeys, each featuring LOUNGE, KITCHEN, BATHROOM and two BEDROOMS. Separate 1 bedroom apartment featuring LOUNGE, KITCHEN, BATHROOM and double BEDROOM. All apartments are accessed via a private entrance.

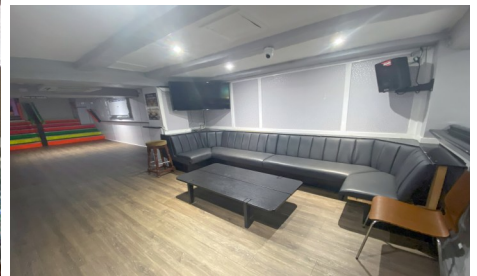
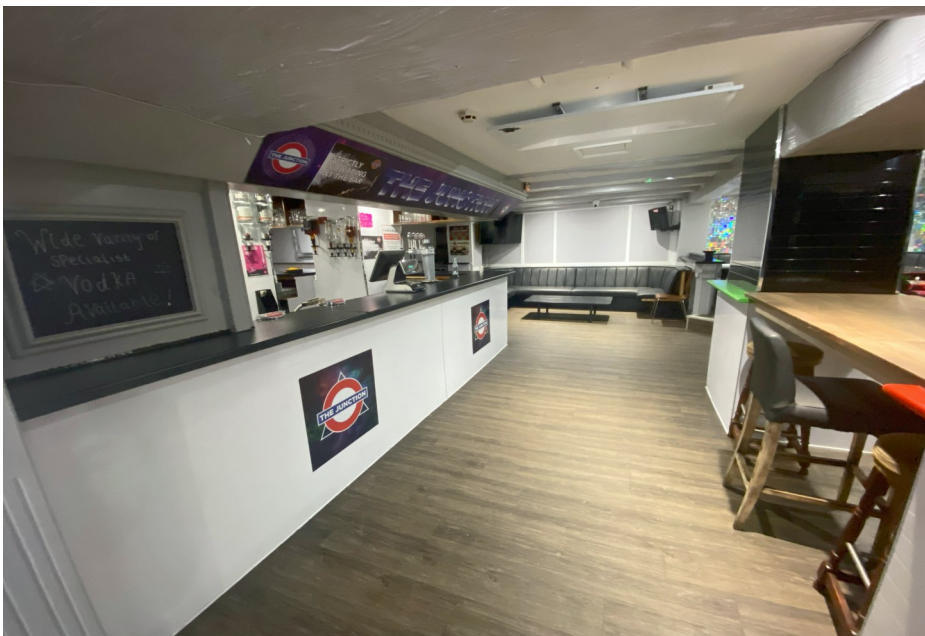
EXTERNAL

Enclosed smoking solution and COURTYARD with patio floors and shelter.

THE BUSINESS

The Junction Bar trades as a town centre circuit 80s and 90s inspired bar/club which has capacity for 300. The venue is wet-led at the moment but there is scope to introduce a food menu, utilising the sizeable and well-equipped trade kitchen.

All three apartments are currently being let for £450 per calendar month each. Net sales are in the region of £380,000 per annum with full accounts available upon request.



TENURE & PRICE

FREEHOLD £235,000 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:

12:00 - 03:00, 7 days a week

Current opening hours:

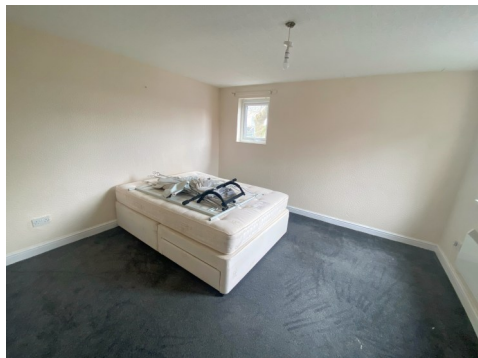
Friday and Saturday 21:00 - 03:00

SERVICES

All mains services are connected.

Local Authority: Allerdale Borough Council,
Allerdale House, Workington CA14 3YJ

Rateable Value: £40,750 as at 01 April 2023



BUSINESS MORTGAGES

01834 849795

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EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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