



## White Heather Hotel

Kirkbride, Wigton, Cumbria, CA7 5HW

### Freehold £595,000

- Ex R.A.F Hotel
- Cumbrian coastal village location
- Located on Kirkbride Airfield + Runway
- Main bar/restaurant (170)
- Large Ballroom/dining room (250+)
- Six letting rooms
- Prior Planning for 6 bedroom bungalow
- Parking for 400+ vehicles

Ref: 93943

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 **Sidney  
Phillips**



## LOCATION

Kirkbride is a village located in West Cumbria, just a short distance from the market town of Wigton. The village includes the historically significant remains of Kirkbride Roman Fort, and Hadrian's Wall is located not far to the north. The area is mostly agricultural and Kirkbride Airfield is adjacent to the property. Kirkbride is within easy reach of the Solway Coast and the Lake District National Park; both are Areas of Outstanding Natural Beauty and popular destinations for walking and leisure activities.

The village can be accessed via junction 41 of the M6 from the south or via the B5305 and junction 44 from the north. The nearby A596 gives access to West Cumbria and The Lakes.

The property is of two storey brick construction with a single storey building to the right-hand side. It has whitewashed elevations, a pitched tile roof and is set in approximately 4 acres abutting the historic Kirkbride Airfield. In recent years, the property has benefitted from much investment to the trade areas, commercial kitchen and letting accommodation.

## TRADE AREAS

MAIN RECEPTION to the rear of the building with glass canopy leading to HALLWAY. To the left is an OFFICE and a front CELLAR with two good sized STORAGE ROOMS.

DINING ROOM with seating for approximately 70, French doors to courtyard. LADIES' AND GENTLEMEN'S TOILETS.

Mirror walled BALLROOM featuring a brick-built bar servery with mirrored back bar display and refrigeration units. Chequered, carpeted floor and central wooden DANCE FLOOR. Seating for approximately 250. Raised STAGE AREA. LADIES' AND GENTLEMEN'S TOILETS offset.

Stairs leading to first floor MAIN RESTAURANT and BAR. Loose dining tables and chairs to accommodate 100 plus, two upholstered seating areas and carpet throughout with central wood laminate floor. Brick-built bar servery, back bar display with shelving and refrigeration units.

Disabled access to side of the property with on level CELLAR behind bar. KEG ROOM and beer drop access.

Sizeable and well-equipped two section trade KITCHEN with tile floor. Featuring numerous PREP AND WASH AREAS, WALK-IN FRIDGE, PANTRY, POT WASH ROOM and LAUNDRY ROOM with access to the side of the building. Two BOILER ROOMS. WALK-IN FRIDGE AND FREEZER and central preparation area. Separate PREP ROOM with wash area and storage.

## LETTING ACCOMMODATION

### FIRST FLOOR

- ROOM ONE – Double with EN SUITE
- ROOM TWO – Double with EN SUITE
- ROOM THREE – Family room - Double, two single beds and EN SUITE
- ROOM FOUR- Double with EN SUITE

## OWNERS ACCOMMODATION

### FIRST FLOOR

Formerly used as the bridal suite, comprising:  
Open plan LOUNGE AND BEDROOM. Separate BATHROOM with sunken bath and shower cubicle. SINGLE BEDROOM.

## EXTERNAL

Extensive land surrounding the building with a CAR PARK for 400 to the rear facing the airfield (this area is also used for helicopter landing). Owners CAR PARK to accommodate 8 and STAFF CAR PARK for 20. Small COURTYARD with grassed area to the rear.

## PLANNING PERMISSION

Permission was granted on 05/05/23 for a detached bungalow on land to the right of the main building. This would create separate manager's accommodation and provide 4 staff bedrooms. Cumberland Council Planning Application Number: VAR/2023/0010.

## THE BUSINESS

The White Heather Hotel trades as a bar/restaurant with letting accommodation and offers private hire of the function room and ballroom for weddings and parties. It also hosts local events such as the Wigton Motor Club gatherings, Wigton Marathon, air shows, Masonic meetings and tribute nights, and hosts groups of tourists visiting the area. The letting rooms - which are priced between £80 to £100 per night - also see much demand from pilots and their passengers who enjoy the rare opportunity to park their plane and pop in for a spot of lunch or dinner.

Our clients currently operate the White Heather Hotel as a lifestyle business and open two days a week with net sales being £222,418 per annum for the year ended 30/11/2022. The business offers much potential for growth by opening seven days a week and through more extensive marketing focusing on weddings, private events, functions and conferences. In addition, the 6 bedroom dwelling can be developed and there is scope to use the sizeable plot of land for glamping pods or touring caravans (STPP).

Website - [www.thewhiteheatherhotel.co.uk](http://www.thewhiteheatherhotel.co.uk)



## TENURE & PRICE

**FREEHOLD £595,000** 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 permitting the retail of alcohol:

12:00 - 02:00 seven days per week.

**Rateable Value as at 01 April 2023:**

13,000

## SERVICES

Mains water and electricity are connected.

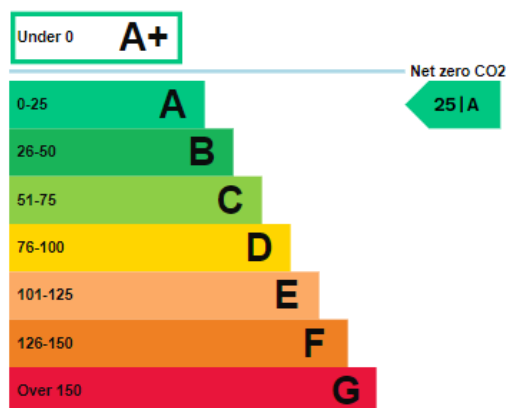
Septic tank for drainage.

LPG for cooking and biomass for heating.

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



This property's current energy rating is A.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 9402-5646-6815-7255-0701

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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## BUSINESS MORTGAGES

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