



Spinners Arms

Cummersdale, Carlisle, Cumbria, CA2 6BD

Freehold £280,000

- Wet-led community local
- Grade II listed building
- Open plan trade area (65)
- Two bedroom owners accommodation
- Trade kitchen
- Net sales 2021/22 - £79,000

Ref: 2475

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LOCATION

The Cumbrian village of Cummersdale is located on the southern outskirts of Carlisle, bordered by the parishes of Dalston and Orton and by the river Caldew. The village benefits from a rural setting but Carlisle city centre is just a short drive away and offers an array of retail and hospitality outlets plus historic and cultural sites. The Cumbria Way / National Cycle Route 72 runs next to the village and connects Carlisle to Dalston. The area is very popular with walkers and cyclists. The community is supported by a small church, a village hall dating back to 1893 and a very popular village primary school. There is a print works, a Pirelli factory, the crematorium and cemetery, and various housing estates within 20 minutes' walk.

The village can be accessed from the M6 eastbound via the B305 with the B5299 linking Cummersdale to Carlisle city centre. Dalston train station is the closest railway and operates on the scenic Cumbrian Coast Line.

The property is grade II listed, dating back to 1930. It was designed by Arts & Crafts architect Harry Redfern as one of 13 New Model Inns for the government's State Management Scheme. It is of brick construction with whitewashed elevations under a pitched tile roof with many internal original features. It briefly comprises the following:

TRADE AREAS

Carpeted vestibule leading to OPEN PLAN TRADE AREA with carpeted floors and wood panel BAR SERVERY to the centre of the room with back bar/mirror, Altro nonslip flooring, glassware and refrigeration units. To the right of the bar is loose and bench seating for 30 with original wood panelled walls, tiled fireplace dating back to 1930 and original panelled mirrored walls. French doors leading to patio area. The room also benefits from a TV screen. GENTLEMEN'S TOILETS off. To the left of the main bar is bench and loose seating for 35 patrons, pool table, juke box, darts area, original fireplace and front door. LADIES' TOILETS / DISABLED/BABY CHANGE FACILITIES.

TRADE KITCHEN with Altro flooring, fitted units and shelving with wash and preparation areas, dishwasher, refrigeration units, hob, hood grill, and a selection of catering equipment and effects.

Large CELLAR to basement with STORAGE AREA, BOTTLE, KEG AND CASK AREA and front beer drop.

OWNERS ACCOMMODATION

Accessed via the rear of the bar and comprising: Large spacious HALLWAY. UTILITY/LAUNDRY ROOM. KITCHEN. LOUNGE. DOUBLE BEDROOM. MASTER BEDROOM. Good size BATHROOM with bath and shower cubicle. TWO STORAGE ROOMS.

EXTERNAL

From the trade area is an unused patio with huge scope for a trade courtyard or extra trade room (subject to planning permission). PRIVATE COURTYARD with two small outbuildings, one with lighting

and power, a large wooden shed and access to the side of building. To the front of the property is a TRADE PATIO with picnic style benches for 18. PARKING for one.

THE BUSINESS

The Spinners Arms is a wet-led community local which has won multiple awards including Solway CAMRA's Pub of the Year four times. It has been included in the CAMRA Good Beer Guide since 2008. The public house has an excellent reputation on the Real Ale pub circuit due to its link with the Carlisle Brewing Company.

The business has its own social media presence and hosts monthly live music sessions, folk evenings, a book club, quiz nights and various other events including cocktail evenings and charity bike rides, in addition to having numerous darts teams.

Net sales for the 2021/22 period are £78,905 with our client advising the business is currently run as a lifestyle business. There is huge scope to increase sales by extending the current opening hours, increasing marketing and introducing a food menu and funeral teas. In addition, there is an ever growing local population with two new housing developments being built several hundred yards down the road from the public house.

LICENCE

A full Premises Licence is held for the retail of alcohol from 11:00-00:00, seven days a week.

Christmas Eve and Boxing Day: 11:00-01:00.

New Year's Eve: 24 hour licence.

Current opening hours:

Monday/Tuesday: Closed

Wednesday to Friday: 18:00-23:00

Saturday/Sunday: 14:00-23:00

SERVICES

All mains services are connected. The property benefits from an alarm system.

Local Authority: Carlisle City Council, Civic Centre,
Rickergate, Carlisle, CA3 8DQ.
Tel: 01228 817200.

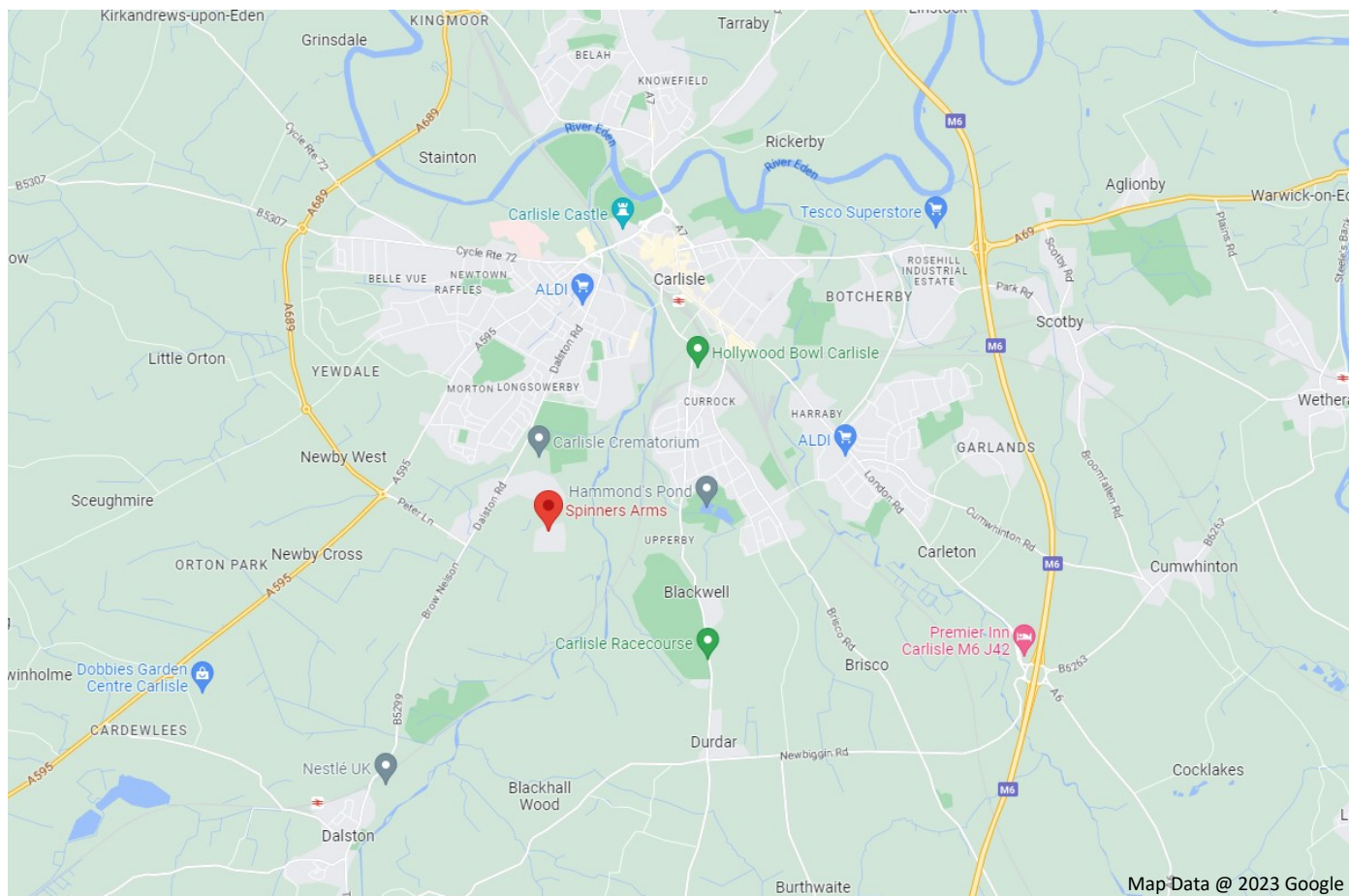
Rateable Value: £4,750 from 1 April 2023.



TENURE & PRICE

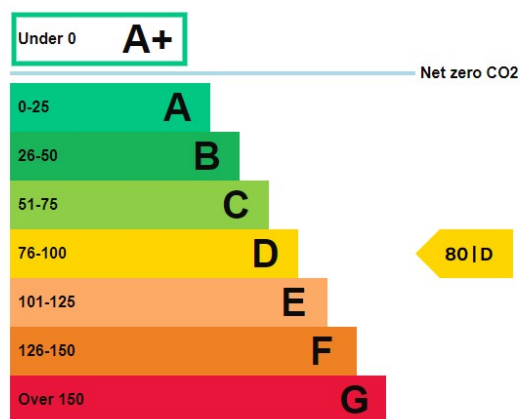
FREEHOLD £280,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



Energy efficiency rating for this property

This property's current energy rating is D.



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: 9440-3077-0514-0400-7495

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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