



Turks Head Inn

Market Place, Alston, Cumbria, CA9 3HS

Virtual Freehold £245,000

- North Pennines location
- Historic pub dating back to 1646
- England's highest town
- Two section trade area
- Front & rear trade yards
- 3 bed owners accommodation and office
- Net turnover £132,219 for year ending March 2023

Ref: 93447

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**Sidney
Phillips**



LOCATION

The Turks Head is located in the Cumbrian Town of Alston and shares the title of England's highest town at 1,000 foot above sea level. The town is situated in the North Pennines set on the upper reaches of the River South Tyne and in an Area of Outstanding Natural Beauty.

The town sits on the main A686 from Penrith taking in stunning scenery and voted one of the top driving routes in Britain. The town of Hexham can be reached via the A69 northbound. The Pennine Way footpath and the Sea to Sea (C2C) cycle route also passes through the town.

The property holds a mid terrace position in the cobbled market square and dates back to 1646 with brick construction under a pitched tiled roof and offers cosy and comfortable setting with Old Worlde décor.

TRADE AREAS

Carpeted vestibule leading to two section bar area. FRONT BAR featuring carpeted flooring, exposed wood beamed ceiling. Seating for 20. Wood panel bar servery featuring horseshoe displays. Brick open chimney with fireplace. BACK BAR featuring bench and loose seating for 40. Bar servery, carpeted floors, fireplace with electric log burner. Exposed brick walls. Behind the bar comprises Altro non slip flooring, refrigeration units, till and wash area with access to the first floor accommodation.

CELLAR to basement with storage and keg room and access to rear.

LADIES and GENTLEMEN'S TOILETS offset the main trade area.

OWNERS ACCOMMODATION

First floor: Comprising spacious LOUNGE with feature fireplace. KITCHEN. TWO DOUBLE BEDROOMS. BATHROOM.

Second floor: Featuring DOUBLE BEDROOM with en suite and OFFICE/DOUBLE BEDROOM.

EXTERNAL

Small TRADE PATIO to the rear of the property with seating for six. Picnic style benches to the front of the property for 18.

THE BUSINESS

Our clients have owned the Turks Head since 2004 and have operated the pub as a lifestyle business in recent years. This traditional wet led pub is popular with locals and tourist's who pass through to take in Alston's stunning natural scenery and historic buildings with many holiday homes and caravan parks in the area.

Net sales for year ending March 2023 show a net turnover of £132,219 with net sales for year ending March 2022 show a net turnover of £112,000. Full accounts will be made available to all serious parties following any viewing.

TENURE & PRICE

VIRTUAL FREEHOLD £245,000 to include goodwill, fixtures and fittings. Stock at valuation in addition. The premises are subject to a 1000 year lease which commenced in August 1697.

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 hours of 11.00 am until 1.00 am.

Current opening hours:

Sunday 3.00 pm to 10.00 pm

Monday to Saturday 3.30 pm to 11.00 pm

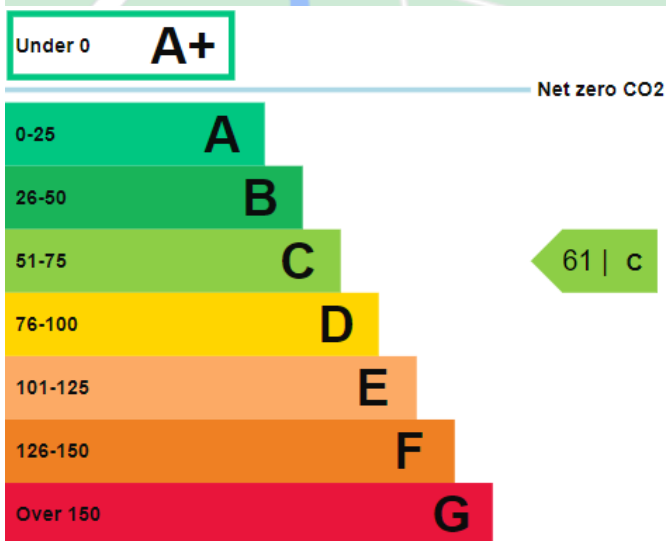
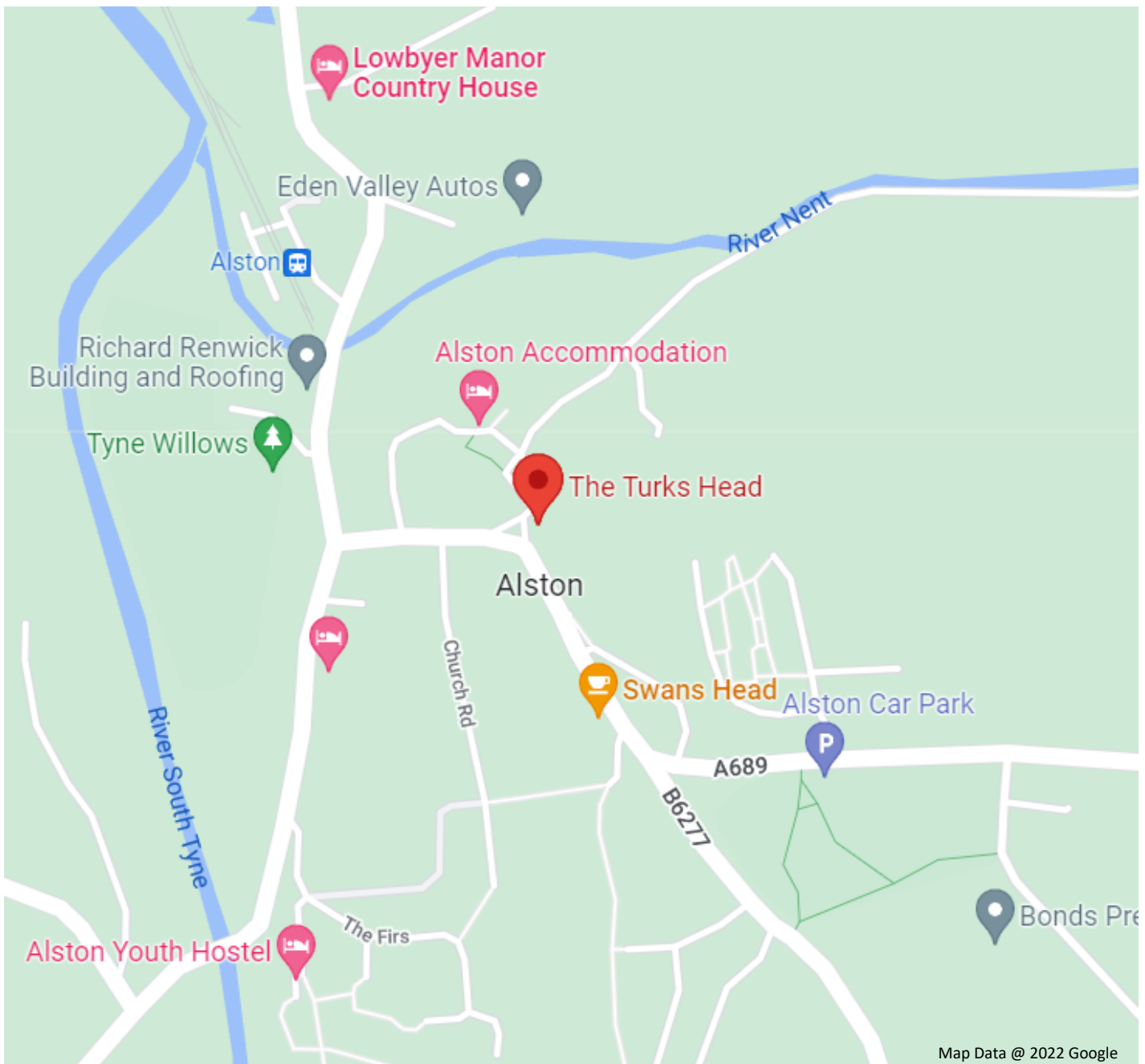
SERVICES

All mains services are connected.

Local Authority: Eden District Council, Penrith Town Hall, Penrith, CA11 7QF Tel: 01768 817817,

Rateable Value: £8,000.
Subject to small business relief.





BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

01432 378690

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EPC Reference: 2035-7824-4477-1556-7208

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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