



Park Head Inn

Freehold

Offers in the region of **£350,000 + VAT**

Park Head Inn, Park Head Inn, Thornhill, Egremont, CA22 2RP

AT A GLANCE

- Traded as a country pub / destination food-house
- May suit residential use - STPP
- Beer garden + extra land
- Total site area – circa 1.092 acres
- Large car park, circa 20 spaces
- 3 Bedroom private living accommodation

Viewing And Further Information

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PROPERTY

A large 2 storey detached property with rendered and painted elevations beneath a multi-pitched slate roof. There are single storey additions either side and a flat roof to the rear. There is a rear car park for circa 20 vehicles, and a lawned beer garden to the right-hand-side. To the left-hand-side is a piece of unused land.

Ground Floor

The main entrance opens into a large 2 tier Lounge bar / Dining room that has circa 40 covers and a bar servery. Leading off is a separate games room/ a multifunctional bar area (30) with bar servery. Ancillary rooms comprise; A catering kitchen with wash-up area. Mechanically cooled upland Beer Store. Ladies & Gents customer toilets.

First Floor

The private living accommodation can be accessed from a separate entrance at the rear. It briefly comprises; 3 bedrooms, Lounge, Kitchen, Bathroom and a WC.

PLANNING

We are advised that the property is not Listed, nor is it in a flood zone. It is situated in an Area of Outstanding Natural Beauty (AONB). Prospective purchasers are advised to make their own enquiries.

UTILITIES

We are advised the property are connected to mains electric and water services. Gas is LPG.

MEASUREMENTS

- According to the EPC the Total Floor Area measures 343 Sq m (3,692 Sq ft).
- The total building footprint is 231 Sq m (2,491 Sq ft)
- The overall plot is circa 1.092 Acres (Measurements are taken from digital mapping and are approximate).

FIXTURES & FITTINGS

The seller reserves the rights to remove any third third party items such as games machines or beer raising equipment. The purchase price excludes the F&F, although the buyers will inherit any remaining items left on the day of completion. No inventory will be supplied or warranted.



THE BUSINESS

Our client has not operated the business. Until recently they leased the property out and therefore has no knowledge on revenue streams.

RATES & CHARGES

The local authority is Copeland Council. The Rateable Value is £5,750.

The domestic accommodation is within Band A for council tax purposes

TENURE

Freehold





LOCATION

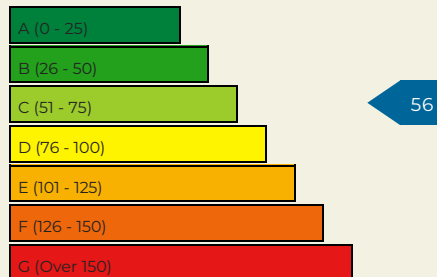
The Park Head Inn is tucked away just off the busy main A595, close to the north west coast and near to the Lake District National Park.

Located midway between Thornhill and the nearby historic market town of Egremont. It is within minutes of an excellent college and good local schools. The pub is in a lovely setting and benefits from a picturesque views.

The premises is situated approximately 3 miles north of Sellafield, 5 miles south of Whitehaven and 10 miles north of Ravensglass.



EPC



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

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