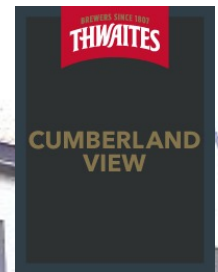


CUMBERLAND VIEW,

Cumberland View, Cumberland View Road, Heysham, Morecambe, UK



PUB FEATURES

Situated just off the coastline, with great sea views, the Cumberland View is a substantial building in a great location. There is a large open plan lounge area which also includes a dedicated section for live entertainment. A pool table and darts are located in the large tap room. Externally there is a beer garden, bowling green and car park. Living accommodation consists of 4 bedrooms, kitchen, bathroom, office and lounge. Thwaites will be carrying out repairs to the trading area and the living accommodation.

Guide Rent: £5,200 per annum on a 1 year agreement based on a full tie (Partial tie rents can be discussed) Exc VAT

CUMBERLAND VIEW,

Cumberland View, Cumberland View Road, Heysham, Morecambe, UK

**CALL US ON 07854 999
400**

GALLERY



CUMBERLAND VIEW,

Cumberland View, Cumberland View Road, Heysham, Morecambe, UK

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400**

PUB KEY INFORMATION

Trading Style

Trade comes from the local area, along with visiting tourists to the nearby hotels and caravan parks. The pub is a big part of the local community offering various events such as karaoke, quiz nights and charity events. Live sports is also shown.

Energy Performance

Energy Performance Certificates (EPCs) are needed whenever a property is built, sold or rented. An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

For more information regarding the energy performance of this property please contact us using the details below.

Finance

Guide Rent (exc. VAT)	5,200 per annum on a 1 year agreement based on a full tie (Partial tie rents can be discussed)
Last 12 Months Trading Volumes	202 beer and cider 36 gallon barrels
Type of Agreement	1 year tenancy
Fixtures and Fittings Estimate	Free rental
Security Bond	£5,000
Stock & Glassware Estimate	£8,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP + VAT

Who to contact

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 Recruitment Consultant
rachelshpherd@thwaites.co.uk

Rachel Shedpherd

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