# KINGS ARMS,

Kings Arms Hotel, Main Street, Burton-in-Kendal, Carnforth, UK

## PUB FEATURES

Located in the Cumbrian village of Burton-in-Kendal, the Kings Arms is a large beautiful stone building dating back to the 1700's which is an idea stopping place for guests exploring the Lake District, Yorkshire or further North.

There is a central bar area surrounded by seating areas featuring a welcoming log burning stove. Separate lounge and dining areas are used for drinkers, food and hotel breakfasts. There are 6 letting bedrooms located within the pub and a further 7 upgraded rooms in the renovated barn, one which has disabled access. Externally there is a beer garden / courtyard which is used as a smoking solution. At the rear of the property there is a large car park backing onto local allotments. Private living accommodation consists of 2 large double bedrooms, 1 single bedroom, lounge, kitchen, bathroom and office. Various storage areas are located in the main building and the barn.

# GALLERY

# PUB KEY INFORMATION

## Trading Style

Trade at the Kings comes from the local towns and villages together with passing traffic, local contractors/businesses and tourists from all over the country and further afield. Capernwray Diving Centre is close by and visitors have used the pub regularly between March – November for diving meets.

The pub has a lot of repeat customers who use it as a stop off when travelling, or as a base when exploring areas of Northern England.

## 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 performace of this property please contact us using the details below.

## Finance

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|---|---|
| Estimated Customer Profit based on Fair Maintainable Trade | Coming soon |
| Guide Rent (exc. VAT) | Coming soon |
| Last 12 Months Trading Volumes | Coming soon |
| Type of Agreement | 5 year tenancy |
| Fixtures and Fittings Estimate | Approx £20- £30k |
| Security Bond | £5,000 |
| Stock & Glassware Estimate | £5,000 |
| Valuation Fees Estimate | Between £800-£1,200 (Shared with the outgoing tenant) |
| TULIP Induction Course | £399 TULIP + VAT |

## Who to contact

**Rachel Shepherd**
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**Recruitment Consultant**
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