

KINGS ARMS,

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



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CALL US ON 07854 999 400

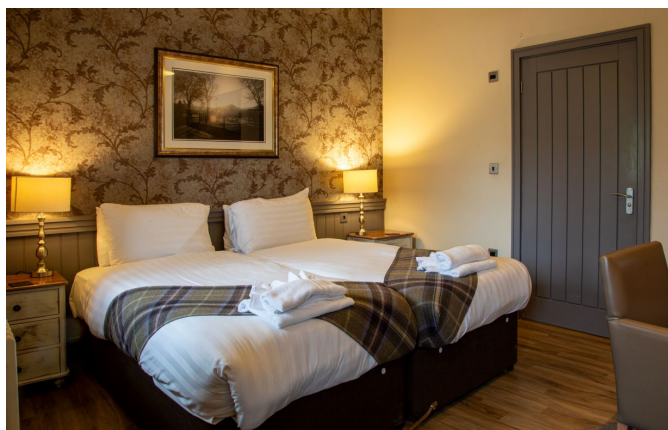
PUB FEATURES

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.

The bar area is surrounded by seating areas featuring a welcoming log burning stove. Separate lounge and dining areas are used for drinkers, food and hotel breakfasts with room for sports and entertainment. 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.

Guide Rent: ££48,000 per annum ex vat based on a full tie/ Year 1 rent £27,000
Exc VAT

GALLERY



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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 this pub regularly between March – November for diving meets.

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

The Kings is currently closed but will re-open with redecorated pub bedrooms and private flat.

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.

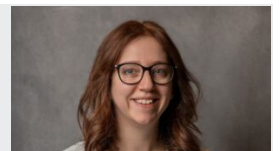
For more information regarding the energy performance of this property please contact us using the details below.

Finance

Estimated Customer Profit based on Fair Maintainable Trade	£58,000
Guide Rent (exc. VAT)	£48,000 per annum ex vat based on a full tie/ Year 1 rent £27,000
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
07854 999 400



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