



New Inn

Brampton, Appleby-In-Westmorland, Cumbria CA16 6JS

Tenure

To Let

Price

Nil Premium

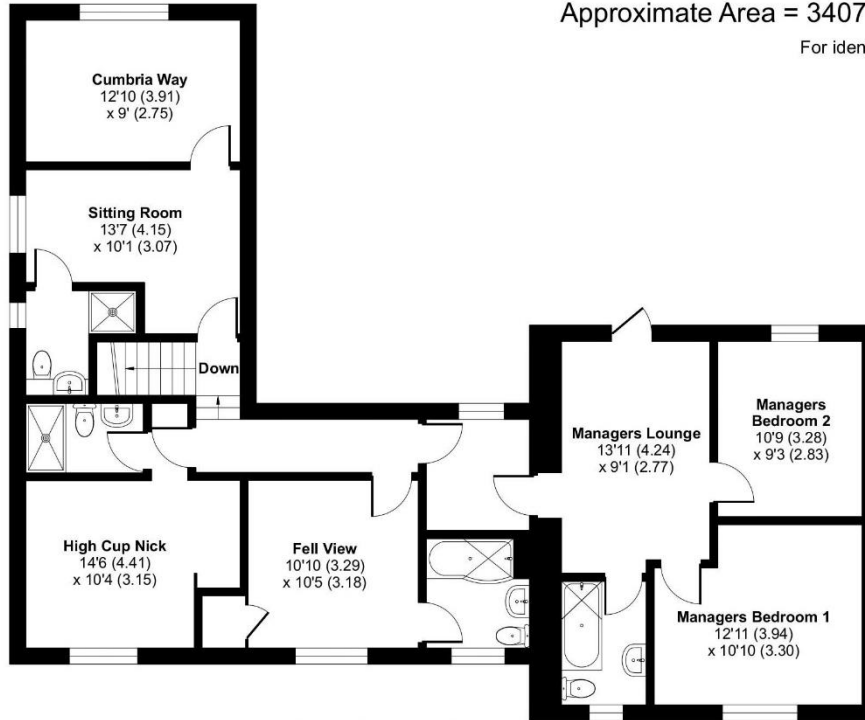
- To Let on flexible, free of tie terms
- Rural village pub & kitchen, x3 Letting Bedrooms
- Land to side & rear previously licensed for camping.
- 2 Bed Managers flat
- Guide Rent £30,000 - Minimum Capital Required £30,000

New Inn, Brampton, Appleby-in-Westmorland, CA16



Approximate Area = 3407 sq ft / 316.5 sq m

For identification only - Not to scale





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Location

The New Inn enjoys an idyllic rural village location.

Brampton itself lies between the villages of Long Marton and Flakebridge, just north of the A66 in the lush Eden Valley. It is positioned between the Lake District National Park, Yorkshire Dales and the Westmorland Dales National Parks, making it an ideal base for walkers. Other tourists are attracted by the nearby "Pennine Way" and "Lady Anne Clifford Way", in addition of course to the famous, annual Appleby Horse Fair.

The village lies approximately 2 miles north of Appleby in Westmorland, 14 miles south-east of Penrith and 27 miles north-east of Kendal.

Description

A two storey detached building with stone elevations beneath a multi pitch slate roof, with a single storey flat roof addition to the rear.

There is a beer garden to the rear with timber decking area and timber picnic tables. There is a paddock area to the rear and to the right hand side - this area contains some outbuildings and we are advised that this area previously benefitted from a 60 day camping licence. To the front of the property is hard standing for c.8 cars.



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Trade

The New Inn is currently closed, but there is an opportunity for an experienced operator to re-open and re-establish the trade. Given the dining room and kitchen facilities, it is thought that the property will appeal to those operators with a strong food background. In addition, the three letting bedrooms offer an additional and profitable income stream potential.

No trading information is available.

Accommodation

Ground Floor

Public Bar to the right hand side - it has a timber floor, beamed ceiling, feature fireplace, darts area and it is furnished with pew style fixed seating, together with timber tables & chairs.

The servery has a timber fascia & top, with a metal foot rest. Ladies & gents customer toilets.

Dining room to the left hand side - it has a stone floor, beamed ceiling, a feature range fireplace. It is furnished with timber tables & chairs providing c.24 covers.

To the rear is a catering kitchen, featuring from a tiled floor, 1/2 tiled walls, a prep area and a wash area, all benefitting from a range of stainless steel catering equipment.

Also to the rear is a residents lounge/overspill dining room. Beer cellar.



First Floor

x3 letting bedrooms;

Cumbria Way - Double bedroom with sitting room containing sofa bed. Shower room.

High Cup Nick - a triple room (double & single) with shower room.

Fell View - Double bedroom with en/suite bathroom.

Manager's Flat - x2 double bedrooms, living room, bathroom.

Tenure

The property is available To Let on a new agreement. Flexible, free-of-tie terms are available, and the Guide Rent is £30,000.

The property is also available to purchase freehold off an asking price of £350,000. Please contact Fleurets Manchester office quoting NW-632365.

Ingoing Requirement - £30,000

The Tenant will be required to pay a deposit bond equivalent to one quarter's rent, a month's rent in advance and pay fees etc. In addition, applicants will have to demonstrate further funds are available to provide working capital for the business and purchase the F&F. We estimate these combined costs will be in the region of £30,000.

Application Procedure

All interested parties will be required to complete an application form - this can be obtained by contacting Fleurets.

Floor Areas / Site Areas

Total Floor approx. 341 sq m GIA (3,670 sq ft)

Site Area approx. 0.46 acres

The Floor Area is taken from the EPC and the Site Area is taken from Edozo Maps. This information is ONLY to be used as an indicative guide to the size of the unit.

Planning

The New Inn is Grade II listed but does not lie in a Conservation area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol:

Monday to Saturday 11.30 am to 12.30 am

Sunday 12.00 noon to 11.30 pm

Live & Recorded music.

Monday to Saturday 11.30 am to 12.30 am

Sunday 12.00 noon to 11.30 pm

Business Rates

The property is in an area administered by Eden District Council.

Rateable Value as of 1st April 2026 is £10,100

Confirmation of actual rates payable should be obtained from the Local Authority.



EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

Viewing

Please note this property is closed, therefore formal viewing is strictly by appointment only through Fleurets Northwest Office.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

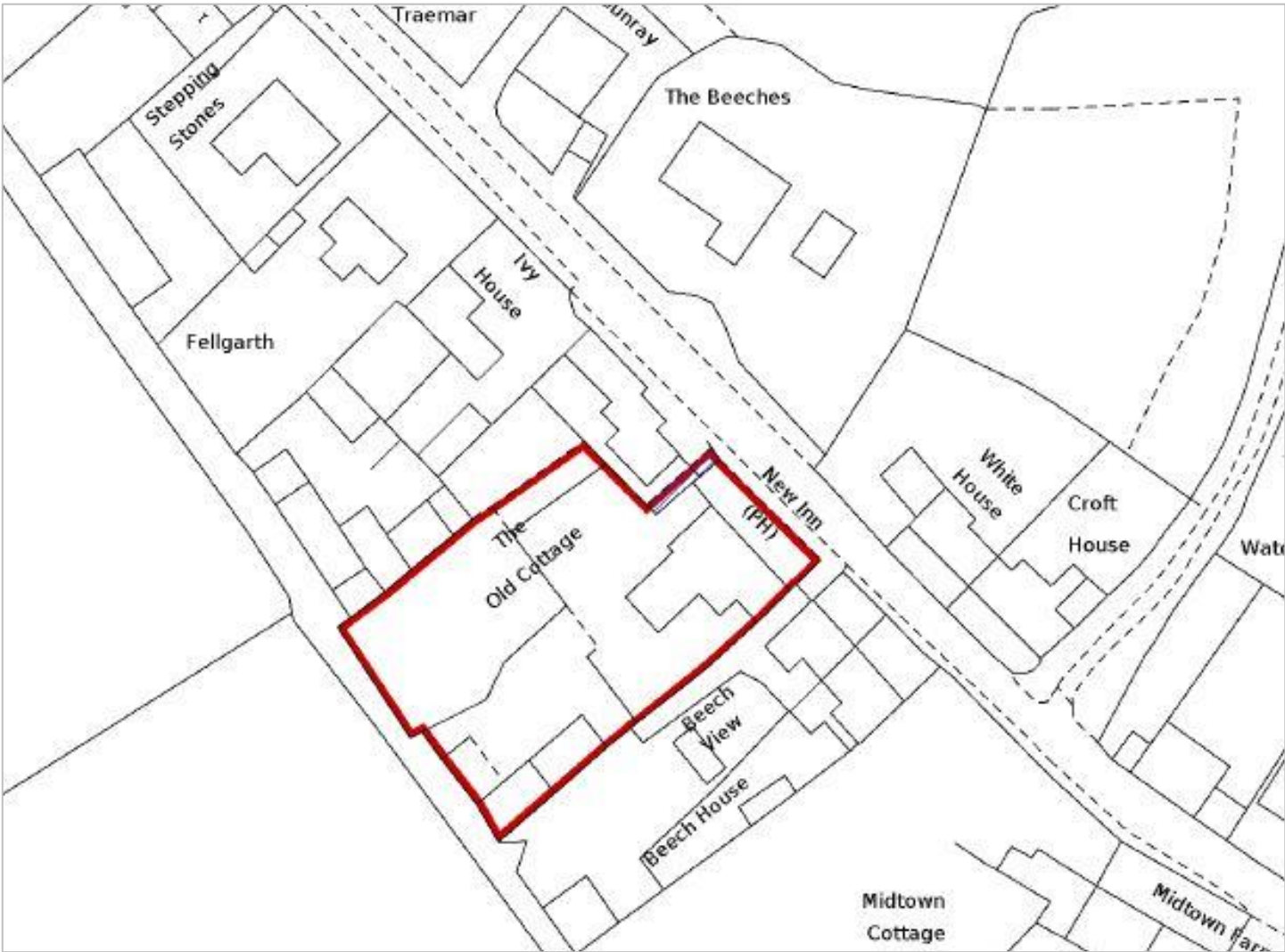
Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





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For further information please log onto **fleurets.com** or contact:

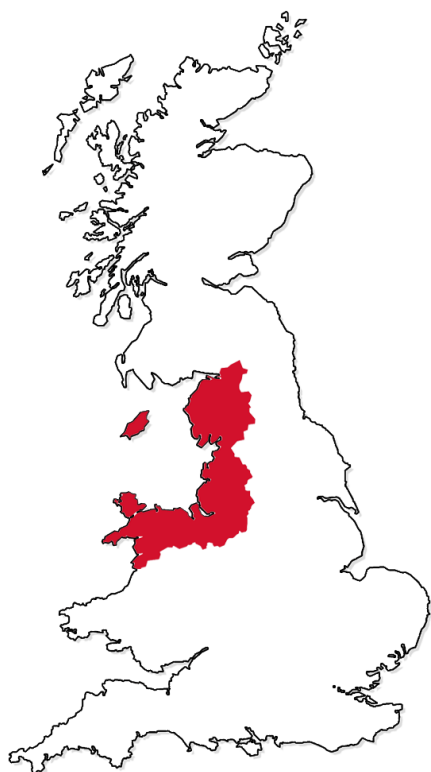
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