

Maryport - The Phoenix Tap, 66 High Street CA15 6BG
Freehold Public House Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



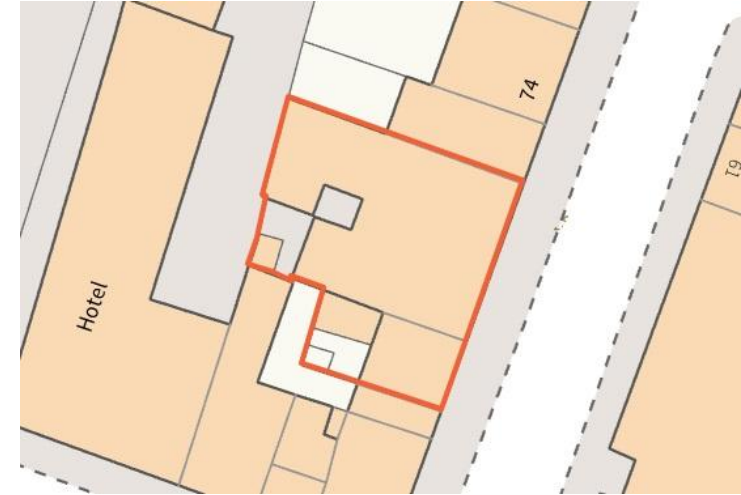
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Investment Consideration:

- Purchase Price: £225,000
- Gross Initial Yield: 8.09%
- Rental Income: £18,200 p.a.
- VAT is applicable to this property
- Comprises public house with beer garden and 3-bed owners' accommodation above
- Situated within 2 min walk from Maryport Marina and 8 min walk from Maryport Train Station
- Occupiers close by include Post Office, Betfred, Hotels, Café, Restaurants and more.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Phoenix Tap (Ground & First floor)	Ground Floor: Open plan bar & lounge, ancillary, wc`s Basement: Cellar and storage First Floor: 3 Bedrooms, lounge, kitchen, bathroom	Ashley James Pubs Ltd (with personal guarantee)	6 Years 11 months from 6 April 2022	£18,200	Note 1: FRI Note 2: Rent review every 3 years open market upward only Note 3: Tenant option to determine on 06.04.25 with min 6 months notice Note 4: Deposit held of £3,500
Total				£18,200	

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Property Description:

Comprises ground floor public house with bar & dining areas. The property includes 3-bedroom owner's accommodation at first floor and provides the following accommodation and dimensions:

Ground Floor: Open plan bar & lounge, ancillary, wc's

Basement: Cellar and storage

First Floor: 3 Bedrooms, lounge, kitchen, bathroom

Total area size 180 sq m (1,937 sq ft)

Tenancy:

The property is at present let to Ashley James Pubs Ltd (with personal guarantee) for a term of 6 Years 11 Months from 6th April 2022 at a current rent of £18,200 per annum and the lease contains full repairing and insuring covenants. Rent review on 06.04.25 and 06.04.28 open market upward only. Tenant option to determine on 06.04.25 with min 6 months notice. Deposit held of £3,500.



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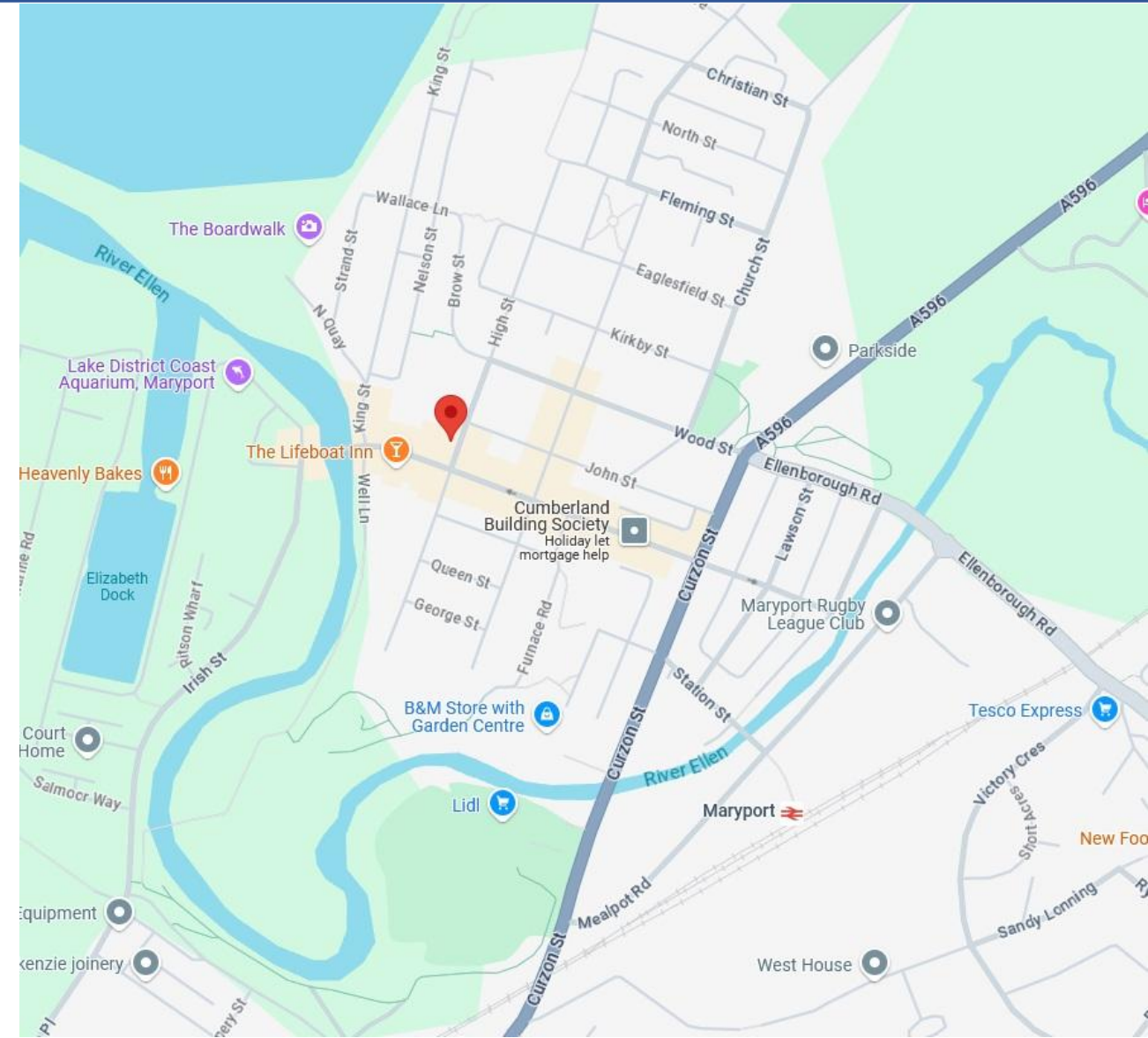
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Location:

Maryport is a historic town on the Cumbrian coast, on the A596, 5 miles north of Workington and 20 miles west of Keswick and The Lake District. The property is situated in the heart of the town centre, within 2 min walk from Maryport Marina and 8 min walk from Maryport Train Station. Occupiers close by include Post Office, Betfred, Hotels, Café, Restaurants and more.



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Contacts:

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BLUE ALPINE

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