

Business Opportunity

Hyde Harrington



18 Fisher St
Long Lane
Carlisle
CA3 8RH

115.67 sq. m (1,245 sq. ft.)

Business For Sale

Key Features

- Leasehold
- Historic Public House
- Letting/Manager's Accommodation
- Established Clientele
- Beer / Outside Garden Area
- T/O £105,000 | GP 47c%
- Potential to Develop Business
- Price on Application



The Lane Bar, Long Lane, Fisher Street, Carlisle, CA3 8RH



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www.hydeharrington.co.uk

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Description

The subject property is an established public house set within a historic location of Carlisle and forms part of a three storey traditional town house with ground floor entrance area leading to a well fitted out basement bar area and beer garden; a function suite with bar area is situated to the front of the property at first floor level. Adjacent to the beer garden is a one bedroom duplex with ground floor kitchen and living accommodation and first floor bedroom with bathroom. This is currently used for letting purposes but would suit an owner/manager.

Location

The Lane Bar is situated within the heart of the historic area of Carlisle City Centre on Fisher Street which comprises of a number of commercial operators and residential units. Parking is available within Fisher Street with off street parking in close proximity.

Accommodation

Accommodation	sq. m	sq. ft.
Bar	115.67	1,245
Total	115.67	1,245

Services

Mains electricity, gas, water and drainage are laid on to the property.

Business

The property is a Grade II Listed Building and has been traded as a public house for a number of years. The current operators invested within the property with refurbishing the premises and upgrading the fixtures and fittings. The business has been built upon by high quality products and service over the last few years.

The business has only operated on very short hours, Friday and Saturday with the occasional Sunday and therefore further expansion of hours would represent an ideal opportunity to develop the business further. A set of trading accounts can be made available upon request.

Business Rates

The Rateable Value in the 2019/20 Valuation List is: £9,600

Terms

Our client is seeking offers for the leasehold interest, business, goodwill and fixtures and fittings. (Stock at Valuation)

Energy Performance Rating

An Energy Performance Asset will be made available

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.