

Egremont - The Black Bull, 28 Market Place, Cumbria CA22 2AG  
Freehold Public House Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



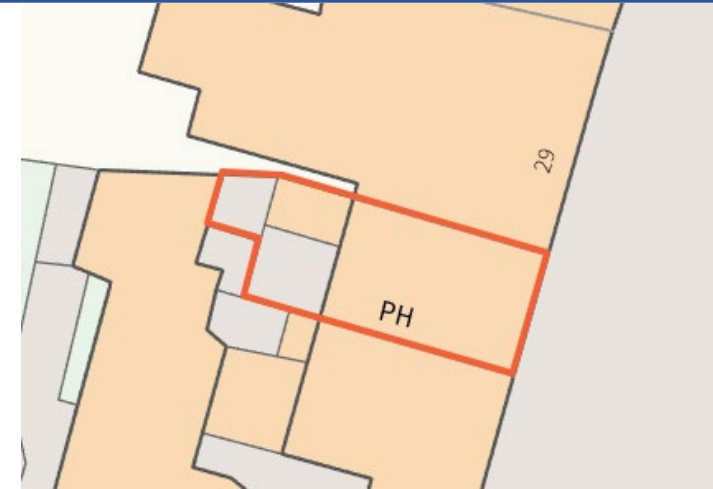
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### Investment Consideration:

- Purchase Price: £200,000
- Gross Initial Yield: 7.15%
- Rental Income: £14,300 p.a.
- VAT is NOT applicable to this property
- Comprises public house with bar & restaurant and 3-bedroom owner`s accommodation above
- Occupiers close by include McColls, Age UK, Bupa and restaurant/takeaways, amongst others.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>The Black Bull (Ground, First Floor &amp; Basement)</b>	Ground Floor: Open plan bar & restaurant, kitchen, beer garden, wc`s First Floor: 3 bedrooms, kitchen/living room, bathroom Basement: Cellar	365 Management Solutions Ltd (with personal guarantee)	6 Years 11 Months from 25 May 2021	£14,300	Note 1: FRI Note 2: Rent review from 2024 outstanding Note 3: Rent review on 25.05.27 open market upward only.
			<b>Total</b>	<b>£14,300</b>	

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### Property Description:

Comprises public house arranged as a ground floor open plan bar with restaurant seating and commercial kitchen. First floor includes 3-bed owner`s accommodation. The property benefits from beer garden at rear and provides the following accommodation and dimensions:

**Ground Floor:** Open plan bar & restaurant, kitchen, beer garden, wc`s

**First Floor:** 3 bedrooms, kitchen/living room, bathroom

**Basement:** Cellar

**Total GIA:** 250 sq m (2,690 sq ft)

### Tenancy:

The property is at present let to 365 Management Solutions Ltd (with personal guarantee) for a term of 6 Years 11 Months from 25<sup>th</sup> May 2021 at a current rent of £14,300 per annum and the lease contains full repairing and insuring covenants. Rent review from 2024 outstanding. Rent review on 25.05.27 open market upward only.



**Ground Floor**



**First Floor**

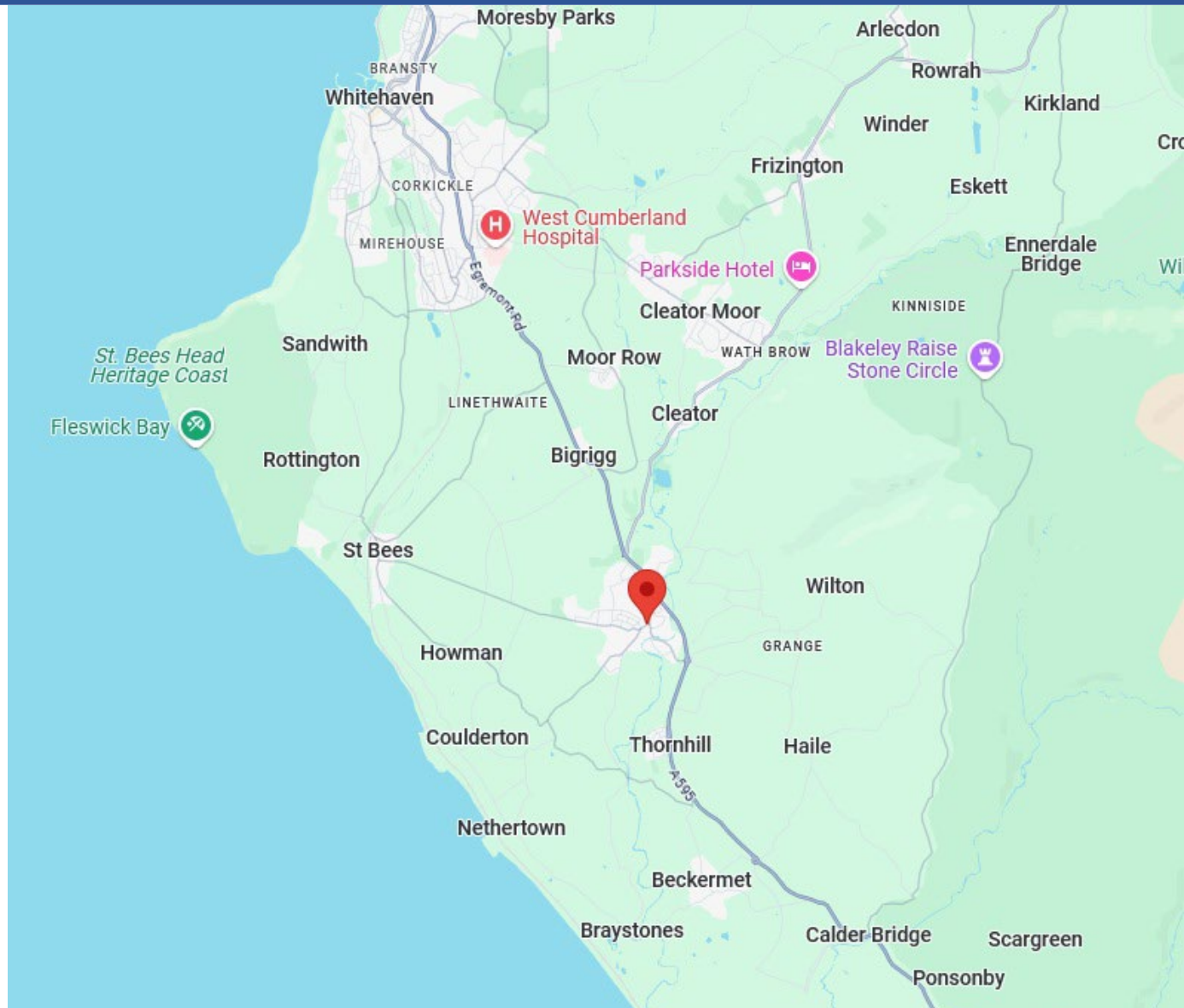
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### Location:

Egremont is a market town, civil parish and two electoral wards in Cumbria, historically part of Cumberland, it is situated just outside the Lake District National Park. It is located 5 miles (8.0 km) south of Whitehaven and on the River Ehen. Occupiers close by include McColls, Age UK, Bupa, amongst a number of takeaways, pubs, and butchers.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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