



Scotch Arms **35-37 Main Road, Brampton** **Cumbria CA8 1SB**

Freehold & Contents **Offers in excess of £200,000 (+VAT)**

- **EDGE OF TOWN CENTRE TRADITIONAL PUBLIC HOUSE**
- **PATIO BEER GARDEN TO THE REAR**
- **CAR PARK FOR 13 VEHICLES**
- **ALTERNATIVE USE POTENTIAL (SUBJECT TO PLANNING)**

Sole Selling Rights

The Scotch Arms is located within the popular market town of Brampton, and to the north of the market place itself. The property fronts the A6071 Main Road and with access to the car park from Millburn Court. Brampton is approximately 16km (10miles) east of Carlisle and Junctions 43 and 44 of the M6 (approached via the A69) and 2 miles (3 km) south of Hadrian's Wall.

The property lies within a part residential and part commercial area with residential properties of similar architectural style adjoining to the west.

THE PROPERTY

The original part of the property comprises a part two/part three storey terraced building with coaching arch and of traditional character to the area, with later two-storey and single storey extensions on the rear (south-east) elevation. The roof is pitched with slate tiles over the 3 storey and 2 storey sections with a flat roof over the single storey extension. There is a car park to the rear (13 spaces) and a paved patio area including covered smoking shelter.

TRADE

The Scotch Arms is well placed within the market town with its own private car park and has scope to offer food.

No trading information is available and purchasers will have to satisfy themselves as to the trading potential of the business.

NORTH OFFICE

STABLE COURTYARD, BROUGHTON HALL, SKIPTON, YORKSHIRE BD23 3AE TEL: +44 (0)1756 799271 FAX: +44 (0)1756 700811

LONDON TEL: +44 (0)20 7629 6700 >> SOUTH EAST TEL: +44 (0)1273 325911 >> SOUTH TEL: +44 (0)1962 835960 >> SOUTH WEST & WALES TEL: +44 (0)1291 627813

ACCOMMODATION

Ground Floor

There are two trading rooms within the Scotch Arms. The larger of the two lies to the rear and has a direct access from the car part and patio area. An open plan room, with tiled floor, save for wooden floored sections around the fixed bench seating next to the windows and flagstone tile section around the bar servery. The smaller room which lies to the front and accessed from Main road is a rectangular shaped room with has a carpeted floor, fixed dralon covered cushioned bench seating and a bar servery. Ancillary accommodation includes well maintained customer toilets, a ground floor cellar, and a large kitchen.

First and Second Floors

The private quarters are located on the first and second floors and consist of 6 bedrooms, lounge, 2 bathrooms, and office.

TENURE

Freehold

PLANNING

The property is Grade II Listed. It also lies within the defined settlement boundary. The planning officer confirmed that there is no requirement for marketing evidence on this property prior to an alternative use being considered. Residential or commercial/business use would be acceptable in principle in this location.

LICENSING

The property benefits from a premises license which permits the sale of alcohol from:

11.00 - 00.00	Monday to Thursday
11.00 - 01.00	Friday and Saturday
11.00 - 00.00	Sunday

SERVICES

We are advised the property is connected to all mains services.

BUSINESS RATES & COUNCIL TAX

The property is listed has a current Rateable Value of £6,250. The domestic accommodation is within Band B for council tax purposes.

BASIS FOR SALE

Unconditional offers are invited for the freehold interest, subject to contract only, with vacant possession on completion.

It is considered the property may be suitable for alternative use or development (subject to planning and other consents) Offers made on any basis, including existing use are equally welcome and will of course be fully considered.

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.

VIEWING AND FURTHER INFORMATION

The property is currently held under a temporary tenanted agreement but interested parties may only view the property internally by formal appointment by contacting Andrew Moore or Tiana Adams of Humberts Leisure, the sole selling agent on 01756 799271.

SITE PLAN



(This plan is for indicative purposes and its accuracy is not guaranteed)

IMPORTANT NOTICE

Humberts Leisure and Humberts for themselves and for the vendors of this property for whom they act give notice that:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.
2. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
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