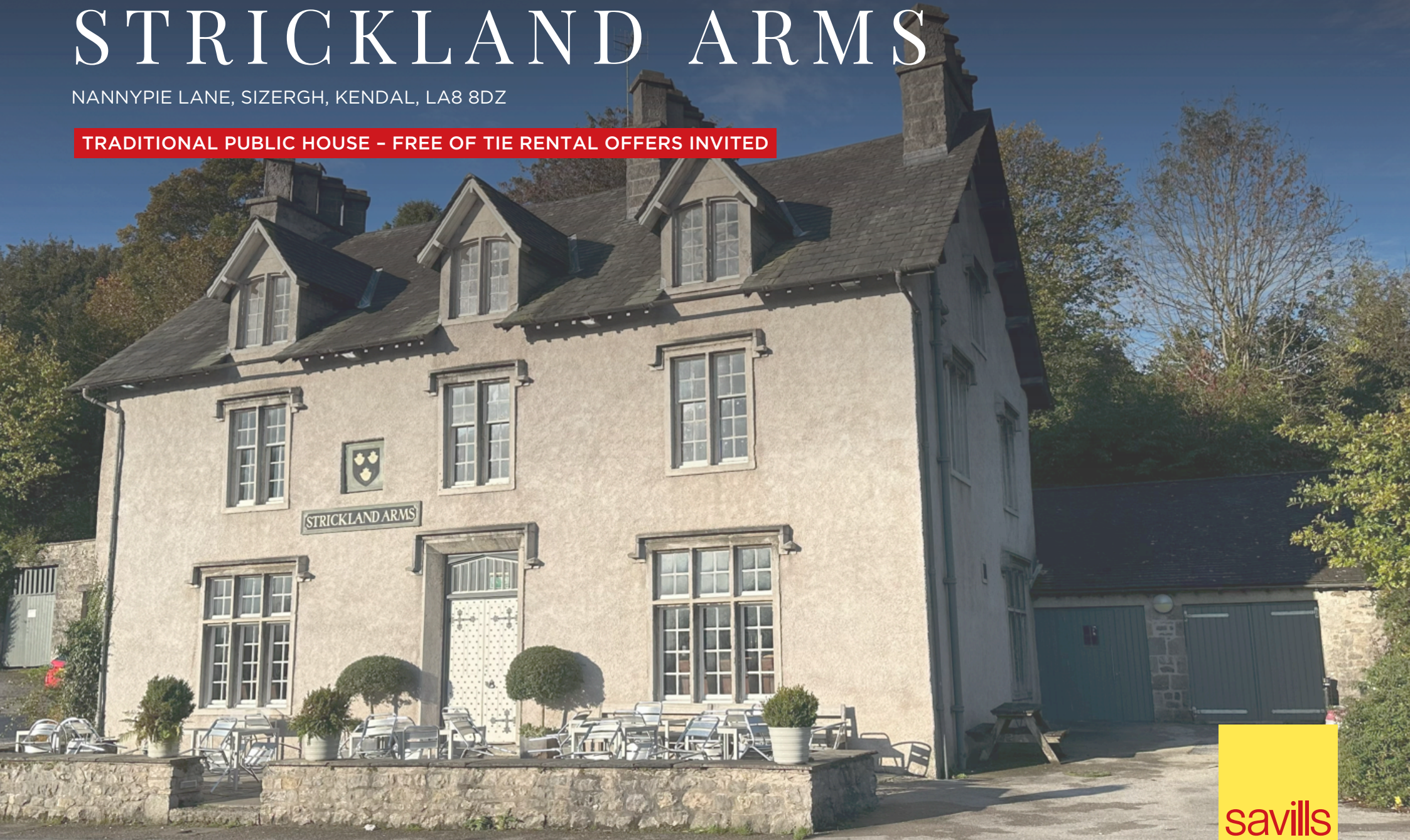


# STRICKLAND ARMS

NANNYPIE LANE, SIZERGH, KENDAL, LA8 8DZ

TRADITIONAL PUBLIC HOUSE - FREE OF TIE RENTAL OFFERS INVITED





STRICKLAND ARMS



## HIGHLIGHTS INCLUDE:

- Detached Traditional Public House
- Ground Floor Public Bar and Dining
- First Floor Dining Rooms
- Catering Kitchen and Prep Areas
- Former Staff Accommodation
- Beer Garden and Car Parking
- Popular National Trust Attraction

## LOCATION

The Property is located at the entrance to Sizergh Estate, which is a 1,600 acre estate situated at the gateway to the Lake District National Park. The estate comprises a stately home and garden together with wetlands, woodlands and orchards.

The Strickland Arms fronts Nannypie Lane, on the edge of the estate and National Park, off the A590 close to its junction with the A591. The A roads are a major route into the South Lakelands and National Park.

Sizergh Castle and Garden are popular paid for tourist attractions within the county of Cumbria.

## DESCRIPTION

The Property comprises a detached three storey public house of rendered elevations, set beneath a pitched slate covered roof. To the side and rear are single storey extensions.

Externally to the front there is a beer patio with large beer garden to the side. There is car parking for approximately 20 vehicles.

Overall the proposed trading area extends to approximately 0.52 acres.



## ACCOMMODATION

**Ground Floor** Central entrance leading into an open plan dining room for 40 covers, central bar servery and public bar to the side. Traditional trading accommodation with timber and stone flagged floors with open fire places.

Ancillary accommodation including catering kitchen with prep room, stores, customer WC's and ground floor beer cellar. To the rear of the bar servery are staff WC's and a plant room.

**First Floor** The first floor trading accommodation is accessed via a central staircase leading to two separate dining rooms (both 30 covers). To the side there is an office, with dumb waiter to the ground floor, and internal staff staircase.

**Second Floor** The second floor comprises former staff accommodation, with four bedrooms, bathroom and laundry room.



## GUIDE PRICE

Rental offers are invited for a new internal repairing and insuring Free of Tie 10-20 year lease with rent reviews to be agreed.

## RATING

The subject Property is entered in the 1<sup>st</sup> April 2023 Rating List with a Rateable Value of £30,000.

## PLANNING

The Property is neither listed nor within a Conservation Area. The Property is in the ownership of the National Trust on the edge of the Lake District National Park.



## THE BUSINESS

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The Property traded as a food led destination public house.

## LICENCE

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The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

## SERVICES

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We are verbally advised that there are mains water, gas and electricity. There is a sewage treatment plant for waste.

## FIXTURES & FITTINGS

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All fixtures and fittings will be removed and are not included in the letting.

## EPC

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An EPC is in the course of preparation.

## VAT

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VAT may be applicable.

## LEGAL COSTS

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Each party to be responsible for their own legal and professional costs incurred in this transaction.



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## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all prospective tenants. Prospective purchasers will need to provide proof of identity and residence.

## VIEWINGS

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All viewings must be arranged strictly by appointment with the sole selling agents Savills.

## CONTACT

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