



# FOR SALE

## Horse & Jockey Parsonby near Aspatria Cumbria CA7 2DD

- Detached property in village location
- Recently refurbished
- Fully fitted trade kitchen
- Car Park (10)
- Price £175,000

### Location

Centrally located in the picturesque village of Parsonby on the B5301. Neighbouring hamlets include Plumbland, Threapland and Gilcruix. The town of Aspatria being 3 miles to the north and Cockermouth approximately 8 miles to the south. The B5301 is best accessed via the A595 to the south or the A596 to the north.

### Description

A detached 2 storey property of brick construction with rendered elevations, set beneath a pitched tile roof. Externally there is a beer patio with covered smoking area. Adjacent car park for approximately 10 cars.

### Accommodation

Internally there are 2 public trade areas, both with their own entrances. Both areas have been recently refurbished to a high standard. The lounge bar has a well stocked timber bar servery, stone



built open fire place, with a mix of tile and wooden flooring. The dining area has c28 covers and is well presented.

Ladies and gents wc's, fully fitted catering kitchen, store room. Ground floor beer store.

### First Floor

3 bedrooms, living room, family bathroom and office.

### Planning

All further enquiries regarding planning matters should be directed to Allerdale Borough Council.

### Rateable Value

The rateable value of the property in the 2010 list is £3,100.

## Licences

We understand that the property benefits from a Premises Licence.

## Tenure

Freehold.

## Terms

£175,000 + VAT if applicable.

## Fixtures & Fittings

No F&F will be included in the sale. Any third party items such as gaming machines, dispense equipment, sound systems etc will also be excluded.

## Legal Costs

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

## VAT

Prices, outgoing and rentals are exclusive of but may be liable to VAT.

## Viewing

Strictly by appointment through the agents:

**Sean Hartley**

**Jenics**

**0161 832 2201**

**sh@jenics.com**

## Energy Performance Certificate



Subject to Contract

October 2011

jenics



Misrepresentation Act:

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