



Joiners Arms

Freehold

Reduced to Offers Around **£275,000 Plus VAT**

Joiners Arms, Church Street, Caldewgate, Carlisle, CA2 5TF

AT A GLANCE

- Town Centre Public House
- 'L' Shaped Trading Area
- Games Area
- Prominent Position at Busy Junction
- Catering Kitchen (Not Used)
- 3 Bedroom Living Accommodation

Viewing And Further Information

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PROPERTY

A detached brick built property painted and rendered to front and side elevations extending to 2 storeys under a pitched slate roof.

On entering the property you are greeted with a 'L' shaped trading area with a timber fronted bar servery. The bar area is zoned with a mix of polished wood and quarry tile flooring and having exposed ceiling beams, cast iron multi fuel stove with stone surround. To the far end of the bar area is a games area with dart throw and pool playing area and access out to the smoking area. Seating is provided on fixed perimeter seating, chairs and low stools for approximately 50 persons around polished wooden tables. There is a commercial catering kitchen on the first floor that is not currently used but has a dumbwaiter, extraction and partly furnished with stainless steel prep benches.

The living accommodation is located on the first floor and is not currently used and in need of renovation and briefly comprises of Kitchen, Bathroom, Lounge and 3 double bedrooms.

PLANNING

We are advised that the property is not Listed but does lie in a flood zone.

UTILITIES

All mains services are connected.

MEASUREMENTS

The site sits on a plot size of 0.041 acres and the building has a ground floor gross external footprint of c. 1,753 sq ft, (Measurements are taken from digital mapping and are approximate).

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



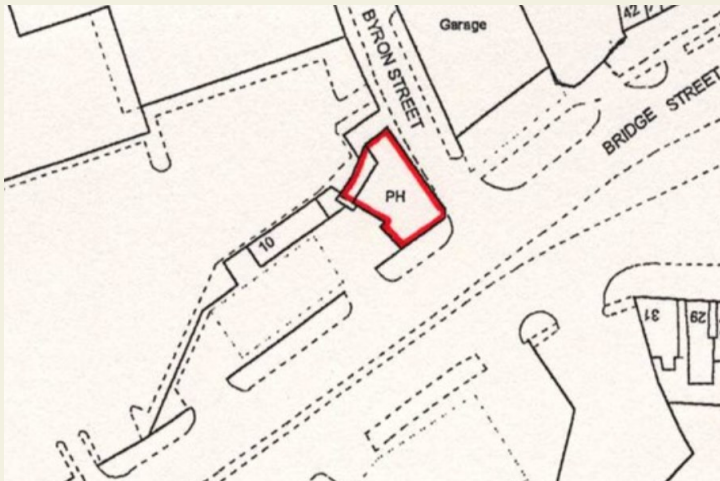
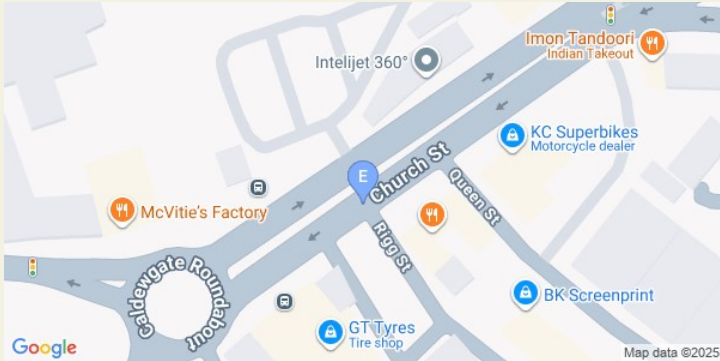
THE BUSINESS

No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

The current Rateable Value has been assessed at £9,500. Further enquiries can be made to Carlisle Council.

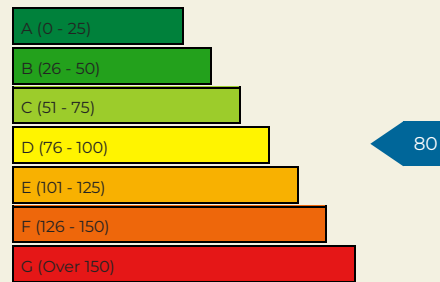




LOCATION

The Joiners Arms occupies a highly prominent roadside position on Church Street (A595) at the junction to Sainsbury's car park, the property lies at the heart of Carlisle city centre, adjacent to Sainsburys supermarket, McVitie's Biscuit factory and Carlisle Castle, and within close proximity to the Cumberland Infirmary. In addition to the above the surrounding area is made up of local retail and light commercial units.

EPC



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