

FOR SALE



BREWERY HOUSE • 16 MAIN ROAD • HIGH HARRINGTON
WORKINGTON • CA14 5PF

CARIGIET
OWEN

Location

Workington is the administrative centre for Allerdale Borough with a resident population of around 26,000. The subject property is located in High Harrington, which is located 2.6 miles south of Workington and 2 miles from Lillyhall.

The Lillyhall Industrial Estate is a key employment site for the Allerdale Borough and also hosts The National College for Nuclear, Lakes College West Cumbria and the newly built Lillyhall Services which includes Starbucks, Greggs and Burger King.

The subject property is located on Main Road (A597) in High Harrington, nearby occupiers are predominantly residential, directly adjacent is a row of terraced housing and a public green space which has a children's playground. The nearest commercial properties are located on Church Street which is approximately 0.3 miles from The Brewery House.

Description

Brewery House is a recently renovated public house with large car park.

The main building is a detached two-storey building of masonry construction, finished with render and decorative stone quoins, under a pitched slate roof.

An infill extension of masonry construction, finished with render and under a pitched slate roof, comprises male and female toilets, kitchen and function room which links the main pub building to the rear building. There is a small adjoining store and a garage underneath, plus a keg cellar directly under the main building.

The first floor is a spacious residential flat consisting of two bedrooms, fully fitted kitchen, bathroom and living room. The staircase of which can be accessed from within the pub itself or a self contained personnel door to the rear yard.

Externally, there is a car park which can be accessed from both Main Road with space to park approximately 18 vehicles.



Accommodation

Brewery House provides the following net internal floor area:

Description	Area Sq M	Area Sq Ft
Cellar	17.20	185
Ground Floor Public House	191.54	2,062
First Floor Flat	91.25	982
Total	299.99	3,229

Sale Terms

The long leasehold interest is offered **FOR SALE** with vacant possession and offers in the region of **£495,000** are invited.

Services

The property is connected to mains water, drainage, electricity and gas.

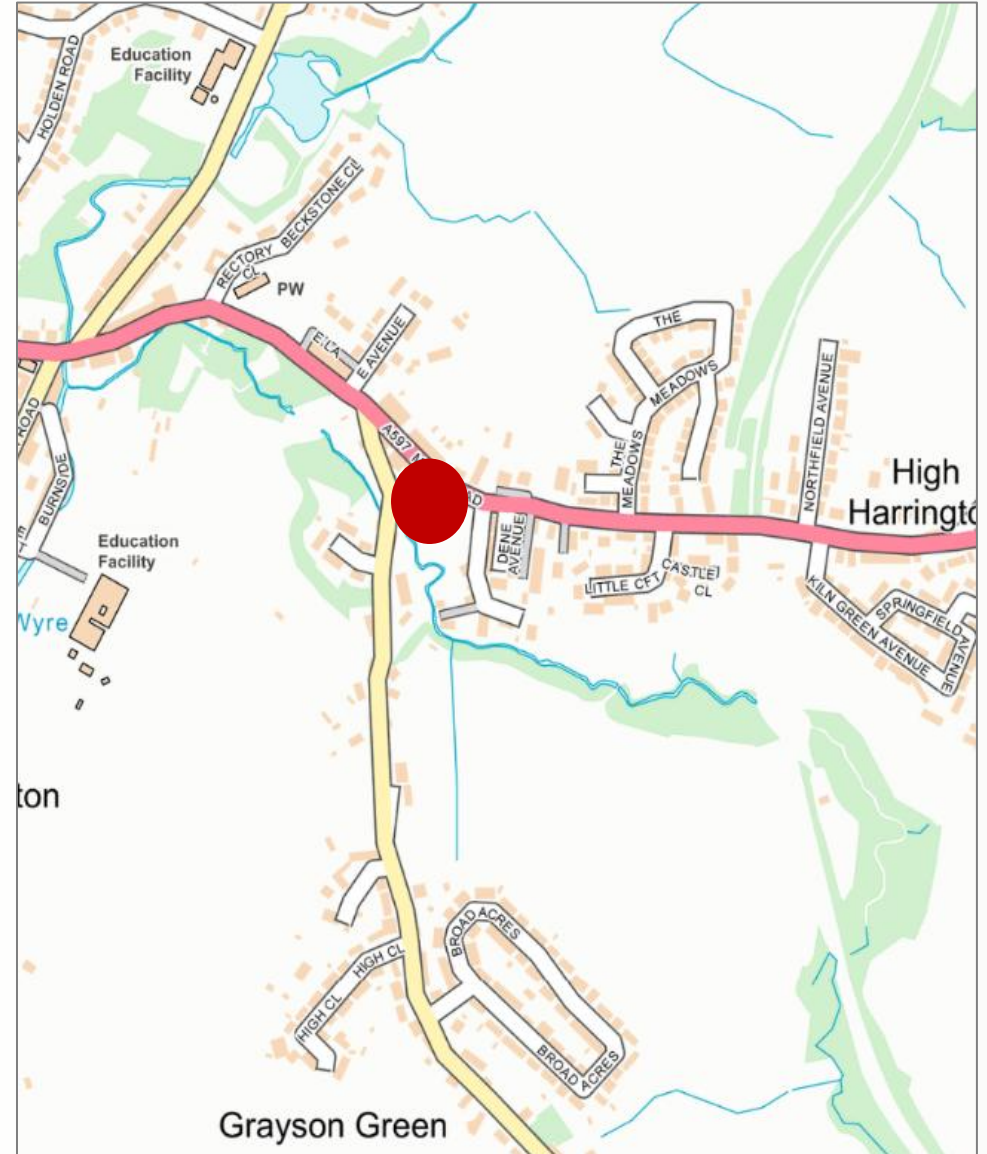
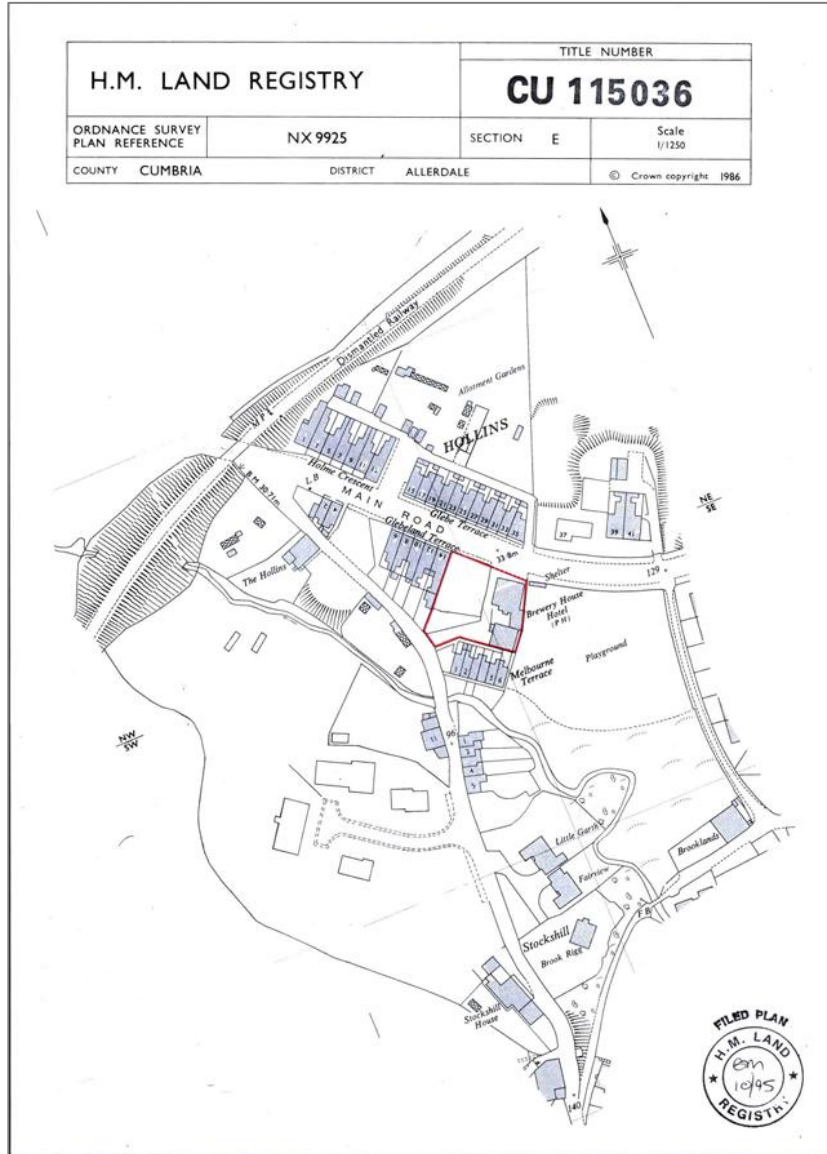
Planning

We understand the property holds planning permission under Use Class Sui Generis but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.

Given the size of the site, redevelopment of part of the car park may be feasible. It is worth noting the site benefits from clean title and also has the benefit of an additional access point onto The Hollins lane.

Interested parties are encouraged to contact the local authority to discuss further.







Business Rates

The Valuation Office Agency website describes the property as public house and premises with a 2026 List Rateable Value of £24,400.

The Small Business RHL Non-Domestic Rate multiplier for the 2026/27 rate year is 38.2p in the £.

Interested parties are advised to make their own enquiries with the local authority to confirm the rates payable.

Council Tax

The residential element has a Council Tax Band A

Energy Performance Certificate

An EPC has been commissioned and will be made available shortly.

VAT

We understand VAT is not payable on the purchase price.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.

Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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