

Carlisle - The Stag Inn, Crosby-on-Eden, Cumbria CA6 4QN
Freehold Grade II Listed Public House & Cottage Investment



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PROPERTY CONSULTANTS



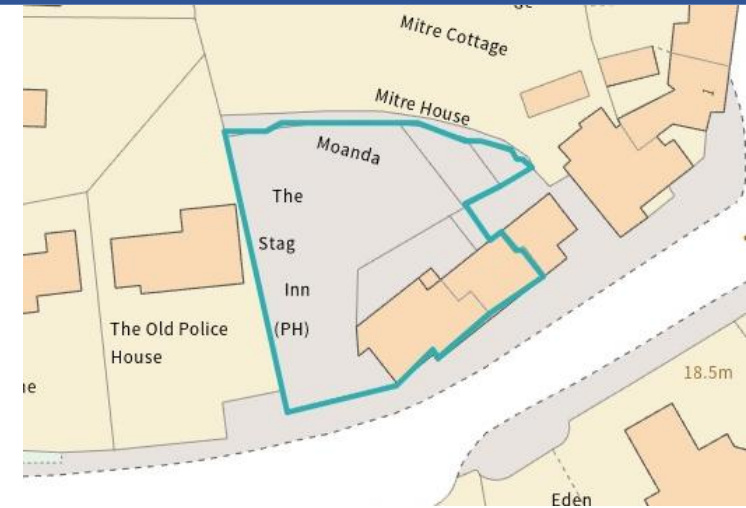
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Investment Consideration:

- Purchase Price: £350,000
- Gross Initial Yield: 7.35%
- Rental Income: £25,740 p.a.
- VAT is NOT applicable to this property
- Comprises large pub with restaurant and self-contained 3-bed owner's cottage
- Property benefits from large car park (20), outdoor seating area and single car garage
- Situated in Crosby-on-Eden, 4 miles east of Carlisle (13 min drive)



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Stagg Inn (Ground & First Floor)	Ground Floor: Open plan bar & restaurant, cellar, storage, beer garden and parking First Floor: Restaurant seating area, commercial kitchen with direct external access Ground/First Floor Cottage: 3 bedrooms, kitchen, living room, bathroom	Individual	6 Years 11 Months from 21 June 2024	£25,740	Note 1: FRI Note 2: Rent review on 21.07.27 and 21.07.30 open market upward only. Note 3: Tenant option to determine on 21.07.27 with min 3 months notice. Note 4: Deposit held of £4,500.
Total				£25,740	

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Property Description:

Comprises large traditional village pub which is Grade 2 listed in the heart of the affluent and beautiful village of Crosby-on-Eden, Cumbria. Main entrance leading into an open plan area on split levels, Restaurant with seating. Well equipped catering kitchen. Owner`s accommodation is a separate 3 Bedroom semi-detached cottage consisting of kitchen, large lounge, and spacious garage. This pub was recently refurbished to a high standard, whilst retaining the original character features including exposed brick, beamed ceiling, log burner and more.

Ground Floor: Open plan bar & restaurant, cellar, storage, beer garden and parking

First Floor: Restaurant seating area, commercial kitchen with direct external access

Ground/First Floor Cottage: 3 bedrooms, kitchen, living room, bathroom

Tenancy:

The property is at present let to an Individual for a term of 6 years 11 months from 21st June 2024 at a current rent of £25,740 per annum and the lease contains full repairing and insuring covenants. Rent review on 21.07.27 and 21.07.30 open market upward only. Tenant option to determine on 21.07.27 with min 3 months notice. Deposit held of £4,500.



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Pub & Restaurant:



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Semi-Detached Cottage:

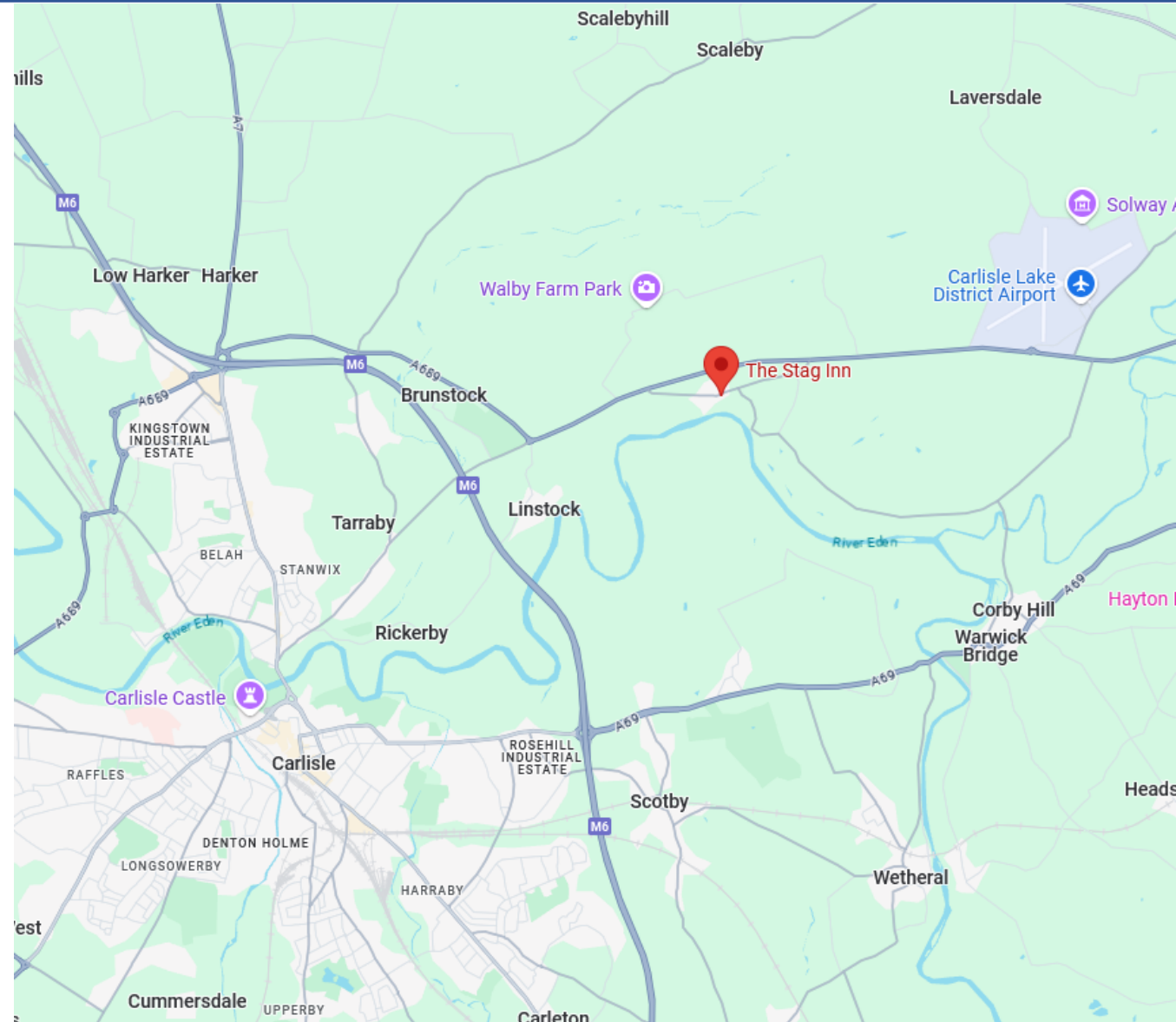


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Location:

Crosby-on-Eden is the combined name for two small villages, High Crosby and Low Crosby, within the civil parish of Stanwix Rural near Carlisle, Cumbria, England. Carlisle is located 8 miles south of the Scottish border of which it is commonly referred to as a border city.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



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Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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