

Maryport – Tap Tavern, 66 High Street, Cumbria CA15 6BG  
Free-of-Tie Pub to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Maryport – Tap Tavern, 66 High Street, Cumbria CA15 6BG

## Free-of-Tie Pub to Rent



### Property Features:

- Comprises public house with beer garden and 4-bed owners' accommodation above
- Newly refurbished in 2026 to a high standard
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Situated within 2 min walk from Maryport Marina and 8 min walk from Maryport Train Station, with occupiers close by include Post Office, Betfred, Hotels, Restaurants and more.

### Property Description:

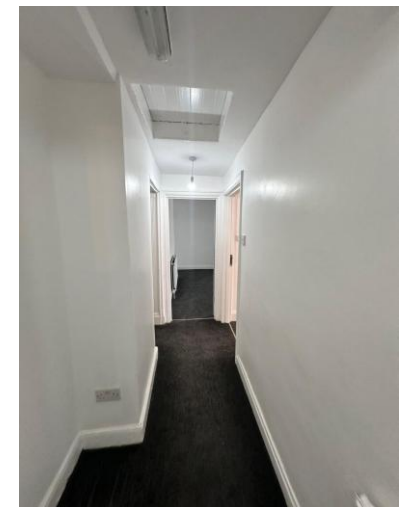
Comprises ground floor public house with bar & dining areas. The property includes 4-bedroom owner's accommodation at first floor and provides the following accommodation and dimensions:

**Ground Floor:** Open plan bar & lounge, ancillary, wc's

**Basement:** Cellar and storage

**First Floor:** 4 Bedrooms, lounge, kitchen, bathroom

**Total area size 180 sq m (1,937 sq ft)**



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £225 + VAT per week (PCM: £975 + VAT)

Rent Year 2: £280 + VAT per week (PCM: £1,213.33 + VAT)

Deposit: £3,640 (3 Months)

*\*VAT applicable on 90% of the rent*

### Rateable Value:

Rateable Value - £8,750 p.a.

Rates Payable - £0\*

*\*Note - Small business rates relief available (subject to terms)*

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.



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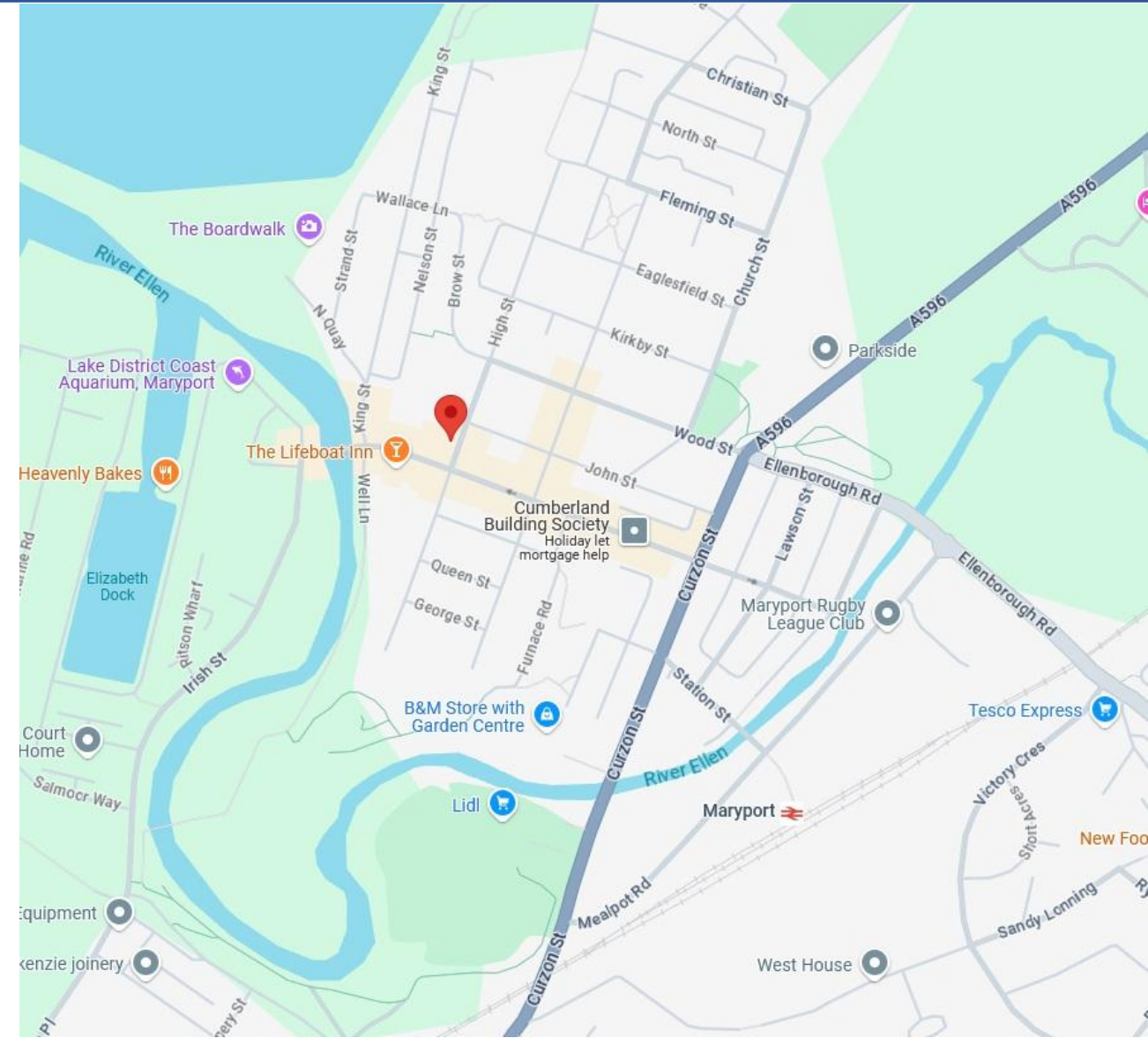
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### Location:

Maryport is a historic town on the Cumbrian coast, on the A596, 5 miles north of Workington and 20 miles west of Keswick and The Lake District. The property is situated in the heart of the town centre, within 2 min walk from Maryport Marina and 8 min walk from Maryport Train Station. Occupiers close by include Post Office, Betfred, Hotels, Café, Restaurants and more.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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