



The Lowther Arms Community Pub



**LOWTHER ARMS
MAWBRAY
MARYPORT
CUMBRIA
CA15 6QT**

**TO LET
INITIAL RENT: £18,000 P.A**

- Village pub owned by community group
- Applications invited from prospective tenants
- Bar, dining room, well equipped catering kitchen, sun room & beer garden
- 3-bedroom living accommodation
- Solway Coast Area of Outstanding Natural Beauty
- New lease with no ingoing

FOR MORE INFORMATION
committee@lowtherarmscommunity.co.uk

OVERVIEW

The Lowther Arms is a free of tie community pub, acquired by the Lowther Arms Community Project Limited in 2021. The pub was refurbished and re-opened in June 2021 and has traded very well since. The pub has been achieving an annual turnover of around £300-£350k with the campsite offering a further annual income of around £18K. The community group are seeking a self-motivated, enthusiastic, community-minded, capable tenant, either a couple or individual, with a strong track record, to work with the local community to run the business as a traditional country pub serving food and as an important community asset for both locals and visitors alike.

LOCATION

Mawbray is a village located on the scenic Solway Plain, an Area of Outstanding Natural Beauty on the Solway Coast of north-west Cumbria between Maryport (8 miles) and Silloth (5 miles), 25 miles from Carlisle and a 25-minute drive to the Lake District. The B5300, known locally as the "coast road" runs to the west of the village. Mawbray serves as the hub of a community of several smaller hamlets being a farming area and attracts large numbers of visitors each year who stay in the many local caravan sites and self-catering accommodation along the coast. Mawbray is also in the historic Hadrian's Wall World Heritage Site buffer zone, with the nearby England Coast Path; and Hadrian's Cycleway runs past the door. The nearest shops are at Silloth and primary school in the nearby village of Holme Saint Cuthbert. The pub lies at the centre of the village, a ten-minute walk to the beach.

ACCOMMODATION

Ground Floor

Entrance Lobby

Bar (2.78m x 8.19m) with bar servery, glass wash area and seating for about 12.

Dining Area (4.74m x 3.77m) with seating for 14.

Sun Room (4.05m x 4.40m) with seating for 16.

Ladies and Gents Toilets.

Beer Cellar

Catering Kitchen (3.86m x 3.82m) with full catering equipment.

Wash Area (3.34m x 1.61m) with stainless steel deep sink unit.

Inner Hall with stairs to first floor.

First Floor

Laundry Room (2.04m x 2.34m) with gas boiler.

Living Room (3.79m x 3.89m).

Bedroom 1 (4.97m x 3.88m) with en suite bathroom.

Connecting Room (3.02m x 1.93m) with access to loft.

Bedroom 2 (2.17m x 2.94m).

Shower Room.

Bedroom 3 (3.18m x 3.38m).

Outside

Externally is an enclosed beer garden with views towards the Lakeland fells and parking area for 5-6 cars

CARAVAN AND CAMPSITE

It has an adjoining local-authority-licensed, 4-pitch caravan and campsite (including one camping pod). The caravan and campsite will be included in the pub business, subject to the tenancy agreement.

All references to areas and dimensions are deemed to be approximate.

SERVICES

Mains water, electricity, are connected to the property and it has a recently installed fully compliant waste treatment plant. No warranty is given regarding the working order of any appliances or services referred to in these particulars.

TENANCY

The initial rent is £18,000 per annum with a £4000 security deposit. Applications are invited for the tenancy. Interested parties will be sent an information pack which includes an Application Form and Business Plan for completion.

RATES

Description in list: Public House & Premises Rateable Value: £2,400

Council Tax: Band A

The property may qualify for 100% small business rates relief.

FIXTURES AND FITTINGS

Included in the tenancy is a basic inventory of trade fixtures, fittings, equipment and furnishings. To be maintained and rented by the tenant

ENERGY PERFORMANCE CERTIFICATE

This property's current energy rating is D. A copy of the EPC is available on our website.

VAT AND STAMP DUTY

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. An option to tax has not been made on the property and VAT is not payable on the rent. Stamp duty is liable at the prevailing rates.

FINANCE

If you require financial assistance, you should seek professional guidance who can advise on sources of finance and prepare a business plan which most lenders now require.

VIEWING

The community group will arrange to show prospective tenants around the pub.





