



| Kirkby Thore | Penrith | CA10 1UZ

Guide Price £500,000



**david britton**  
ESTATES



## Key features

- FANTASTIC COMMERCIAL OPPORTUNITY
- FANTASTIC LIVE/WORK OPPORTUNITY
- Currently a well established and highly regarded restaurant
- Would make a superb family home
- Potential for further expansion
- Flexible use options for other commercial needs
- Spacious owners accommodation
- Ample off road parking area for around 20+ vehicles
- Beautifully present throughout
- Rural countryside views to the rear

## Description

**\*\*Fantastic commercial opportunity with flexible use options! \*\***

Sitting in a prominent position on the A66 between Penrith & Scotch Corner, this handsome, sandstone building is currently run as an established restaurant/bistro and is currently a well-regarded and very popular hospitality venue in the Eden Valley. This substantial building dates back to around 1800's, is around 5000 sqft and has a range of flexible options with the possibility for alternative commercial uses i.e. accountants, vets, office space, with the benefit of a large carpark with an abundance of parking spaces to the rear, possible owner's accommodation above with further income possibilities i.e there is plenty of space for two self-contained apartments, office spaces with the scope for even further expansion (STP)

Currently trading as a high-end restaurant with around 80 covers, a lovely bar area and mezzanine level lounge, fully fitted commercial kitchen and bathroom facilities on the ground floor. On the first floor there is a large board room, perfect for meetings and administration, kitchen preparation room with walk-in larder and further storage rooms.

Positioned in the village of Kirkby Thore on the main A66 trunk route in the heart of the Eden Valley. The A66 provides links to Penrith to the north and North Yorkshire southbound, the M6 motorway is 9.5 miles west providing links to Carlisle, Scotland and the North West of England. The Lake District National Park and North Pennines are close by and the property is within easy reach of tourist attractions including Hadrian's Wall and the Settle to Carlisle Railway.

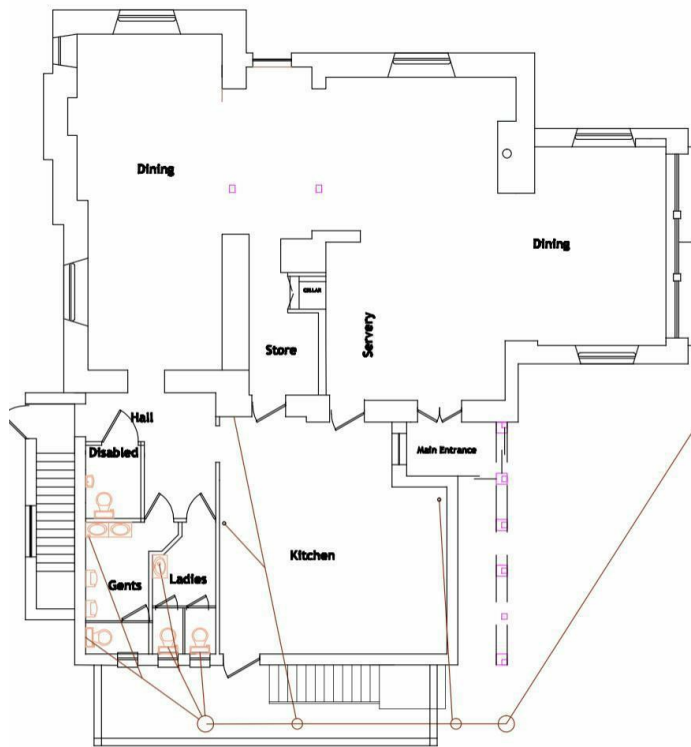
**\*\* Viewing Strictly by appointment only \*\***

## Directions

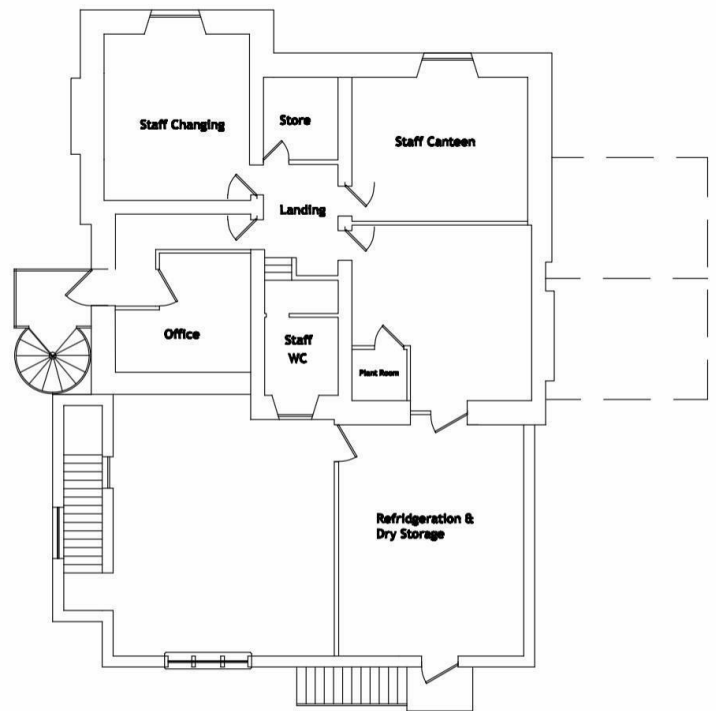




# Floor plans



Proposed Ground Floor Plan



Proposed First Floor Plan

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



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