

# TO LET

## THE RICHMOND HOTEL

MAIN STREET, HENSINGHAM,  
WHITEHAVEN, CA28 8TJ



### LOCATION

Occupying a prominent position on the B5295 Main Street at its junction with Richmond Hill Road. The public house is not only in a well populated area but also, large employers such as Smurfit Kappa & The West Cumberland Hospital boost potential day time food trade.

### DESCRIPTION

A substantial brick built, two storey detached property set beneath a combination of flat and pitched roofing. Externally there is car parking to the side and rear.

### ACCOMMODATION

Two room bar operation, games room and a large open plan lounge.

- Ladies and Gents w/c in each room with disabled facilities in the lounge bar.
- Trade kitchen with dumb waiter.
- Substantial basement space with food prep area, two walk in fridges and beer stores.

The first floor is accessed via an internal staircase and comprising of 3 bedrooms, lounge, kitchen, bathroom, with separate w/c.

### PLANNING

All further enquiries regarding planning matters should be directed to Copeland Borough Council.

### RENT

£20,000 per annum exclusive.

### BUSINESS RATES

We are advised that the property has been assessed for business rates as follows:-

Rateable Value £17,000. Interested parties should make their own enquiries with the local council.

### EPC

Certificate Reference Number: 0710-0132-6169-8397-9002

Energy Performance Asset Rating: C-69

### LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

### VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, Hitchcock Wright & Partners. Ref: JCB

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: [johnbarker@hwandp.co.uk](mailto:johnbarker@hwandp.co.uk)

Subject to Contract

Details Prepared February 2018

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