



**TO  
LET**



# THE BLACK LION

Durdar, Carlisle, CA2 4TX

Popular attractive country public house restaurant  
in busy roadside location

**WG**

WALTON GOODLAND

t: 01228 514199

e: [agency@waltongoodland.com](mailto:agency@waltongoodland.com)

[www.waltongoodland.com](http://www.waltongoodland.com)



Prominent corner location at junction  
of Durdar Road and Newbiggin Road

## KEY HIGHLIGHTS

- Edge of Durdar village with rural aspect across busy crossroads
- 0.5 miles south of Carlisle Racecourse (The Jockey Club)
- Excellent access to M6 motorway (2.5 miles east) and popular with Wetheral, Scotby, Dalston and Penrith catchment areas
- Modernised in recent years to very high standard fit-out
- Rent includes all fixtures, fittings and equipment
- Up to 65 dining covers
- Substantial customer car park with 25 spaces plus 2 disabled spaces
- First floor office/staff/stores or living accommodation for manager
- Opportunity to walk in and begin trading immediately
- Proposed new Carlisle (South) By-pass (2024) will further enhance location

## LOCATION

The property is extremely well located in a highly visible position, being at the crossroads of Newbiggin Road and Durdar Road approximately 3.5 miles south of Carlisle City Centre, 2.5 miles west of Junction 42 of the M6 motorway and 3 miles east of the commuter village of Dalston.

The property sits on the edge of the village settlement of Durdar within close proximity to Carlisle Racecourse which is owned and operated by The Jockey Club. The racecourse is popular not only throughout the flat and jump season but also as a place for major events such as a concerts, weddings and corporate venue function hire.

## DESCRIPTION

The property comprises an attractive country public house. The building has been finished to a high standard specification with quality fixtures, fittings and soft furnishings throughout. From the main covered entrance adjoining the rear customer car park, the property opens out into a principal dining area providing covers for up to 65 people. A bar servery, kitchen and toilet facilities are situated off.

The first floor could be used for office/staff/storage accommodation or a 1/2 bedroom managers flat with living/dining and kitchen areas being accessed internally from within the property.

Outside, there is external seating bordering the south and west elevations along with integral bin storage and car parking.



## ACCOMMODATION

The property comprises the following approximate areas:

### Ground Floor

Entrance leading into:

**Main dining/bar area:** 1,260 sq ft (117 sq m)  
*incorporating bar servery and full fixtures and fittings*

**Commercial kitchen:** 388 sq ft (36 sq m)  
*with full commercial catering fit-out*

**Cellar/Stores:** 323 sq ft (30 sq m)

**Ladies:** 2 wc & 2 whb

**Gents:** 1 wc, 2 urinal & 1 whb

**Disabled:** 1 wc & 1whb

### First Floor

Comprising modern fitted kitchen with integrated appliances, bathroom, office and stores. Alternatively the accommodation could be used as a managers flat.

### Outside

External seating for customers along south and west elevations with substantial customer car parking at the rear.

## SERVICES

All mains services are connected to the property which also benefits from gas central heating.

## FIXTURES AND FITTINGS

All fixed, integrated and loose appliances including full commercial kitchen, tables, chairs and soft furnishings are included within the rent of the property.

The new tenant will be required to repair, maintain and, where necessary, replace any items comprising the fixtures and fittings as well as keep in good order at all times throughout the duration of the lease ensuring maintenance contracts are put in place throughout the course of the term.



## OPPORTUNITY



An opportunity exists for either a new or existing business, or individual(s), to rent The Black Lion. A family friendly gastro pub, the property (and name) offers a fantastic opportunity to

walk into and begin trading with fixtures, fittings and equipment in situ to trade and operate a business of this nature.

The opportunity would ideally suit a chef patron, husband and wife or partnership-led team looking to establish a name for themselves and strong presence within local and regional hospitality circles.

## TENURE

The property is offered to let on a new lease for a term of years to be agreed on full repairing and insuring terms, subject to periodic review.

The property will be let on the basis of vacant possession but will include all items currently set out and incorporated within the property.

## RENT

£27,500 per annum exclusive of business rates, VAT and all other outgoings payable quarterly in advance.

A rent deposit will be required at the outset.

## RATEABLE VALUE

Public House & Premises £12,500

## EPC

Rating C-73





VAT

VAT will be charged in addition to the rent.

We recommend that interested parties review the VAT implications before entering into any agreement.



## DIRECTIONS

**From the M6 (Junction 42):** Exit the motorway at Junction 42 and head west towards Dalston. Travel for approximately 2.5 miles until you reach the junction of Newbiggin Road and Durdar Road. The property is immediately on your right-hand side.

**From Carlisle City Centre:** Leaving Carlisle City Centre immediately to the south, travel along Currock Road or Blackwell Road until the junction where they both meet. Continue south on Blackwell Road, leading to Durdar Road, for approximately 2 miles, passing Carlisle Racecourse on your right-hand side. Travel a further 0.5 miles until the junction with Newbiggin Road where the property is on your left-hand side.



## VIEWING

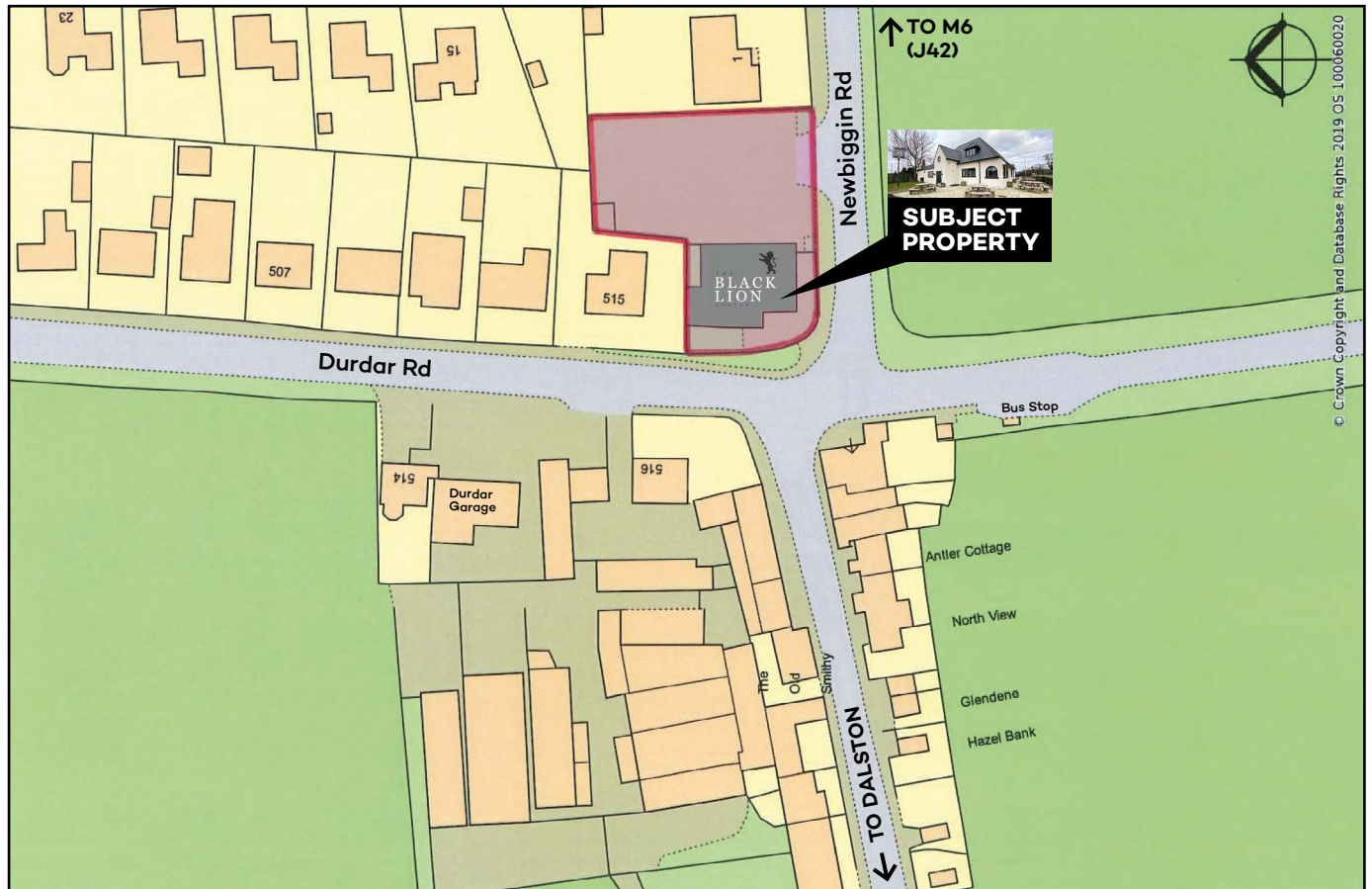
By appointment. Interested parties should contact the sole letting agents to discuss viewing arrangements and lease terms.

**t: 01228 514199**

**e: [agency@waltongoodland.com](mailto:agency@waltongoodland.com)**

Walton Goodland,  
10 Lowther Street,  
Carlisle,  
CA3 8DA

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