

## Aspatria The Grapes Hotel, Market Square, Cumbria CA7 3HB

- **A Freehold Former Hotel Premises**
- Arranged to provide a Restaurant/Bar, Owner's Flat and Eight Guest Bedrooms
- Possible potential for Change of Use and/or Sub-Division subject to obtaining all necessary consents
- Situated just Five Miles from the northern fringes of the Lake District National Park

### Vacant Possession



#### To View

The property will be open for viewing every Tuesday and Friday before the Auction between 10.00 – 10.30 a.m. These are open viewing times with no need to register. (Ref: MW).

#### Seller's Solicitor

Messrs Mann & Co (Ref: Mr B Mann).  
Tel: 01536 520025.  
Email: info@mannandcompany.co.uk

#### VACANT – Freehold Building



#### Tenure

Freehold.

#### Location

The property is situated on the south-east side of West Street, to the east of its junction with Station Road. A good range of shops and local amenities is available in Aspatria, whilst Maryport and Wigton are approximately 8 miles away to the south-west and north-east respectively. Cockermouth is approximately 9 miles to the south, whilst the Solway Coast and the Lake District National Park are approximately 5 miles to the west and south respectively. Rail services run from Aspatria Station to both Carlisle and Lancaster and the M6/A74(M) Motorway is approximately 20 miles to the north-east at Carlisle.

#### Description

The property comprises a former hotel arranged over ground and two upper floors beneath a pitched roof. The property benefits from a parking area to the front and an enclosed courtyard to the rear. The property may afford possible potential for change of use and/or sub-division, subject to obtaining all necessary consents.

#### Accommodation

The property was not internally inspected or measured by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

**Ground Floor** – Entrance Lobby, Lounge Bar, Function Area, Dining Room, Bar Areas, Office/Stores, Male and Female WCs, Staff WC

**First Floor** – Owner's Flat (comprising Reception Room/Kitchen, Two Bedrooms, Bathroom, Laundry Room, Office), Guest Bedroom with En-Suite Bathroom, Two Further Guest Bedrooms, Bathroom with shower, WC and wash basin, Store

**Attic Second Floor** – Five Guest Bedrooms (two with En-Suite Bathrooms and three with En-Suite Shower Rooms)

#### Planning

Local Planning Authority: Allerdale Borough Council.  
Tel: 0303 123 1702.

The property may afford possible potential for change of use or redevelopment subject to obtaining all necessary consents.

#### VAT

Vat is NOT applicable to this Lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

**Lot 161 – WITHDRAWN**