

Maryport – Tap Tavern, 66 High Street, Cumbria CA15 6BG  
Freehold Public House Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



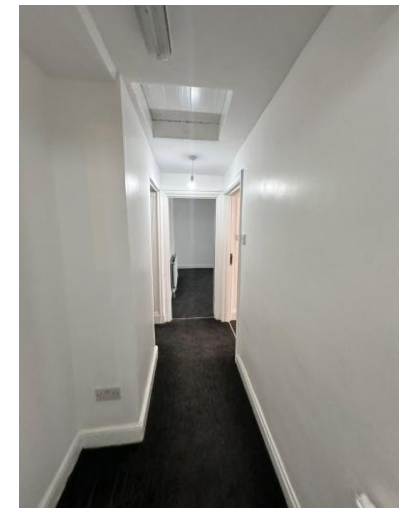
# Maryport – Tap Tavern, 66 High Street, Cumbria CA15 6BG

## Freehold Public House Investment



### Investment Consideration:

- Purchase Price: £135,000
- Vacant possession
- ERV: £15,000 p.a. GIY: 11.11%
- VAT is applicable to this property
- Comprises public house with beer garden and 4-bed owners' accommodation above
- Newly refurbished in 2026 to a high standard
- Situated within 2 min walk from Maryport Marina and 8 min walk from Maryport Train Station, with occupiers close by include Post Office, Betfred, Hotels, Restaurants and more.



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### Property Description:

Comprises ground floor public house with bar & dining areas. The property includes 4-bedroom owner`s accommodation at first floor and provides the following accommodation and dimensions:

**Ground Floor:** Open plan bar & lounge, ancillary, wc`s

**Basement:** Cellar and storage

**First Floor:** 4 Bedrooms, kitchen/living room, bathroom

Total area size 180 sq m (1,937 sq ft)

### Tenancy:

The entire property is at present vacant. ERV: £15,000 p.a.



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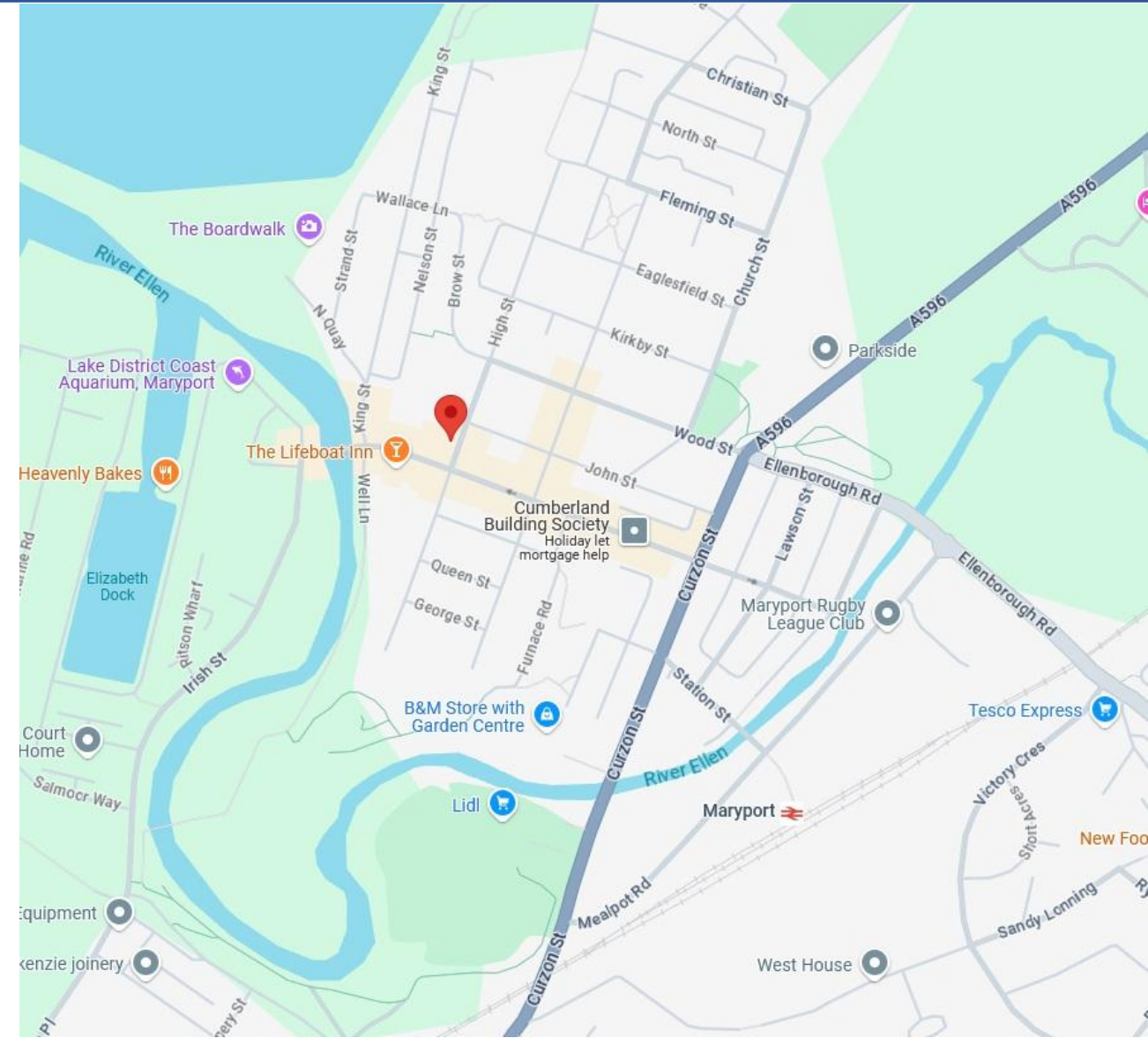
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### Location:

Maryport is a historic town on the Cumbrian coast, on the A596, 5 miles north of Workington and 20 miles west of Keswick and The Lake District. The property is situated in the heart of the town centre, within 2 min walk from Maryport Marina and 8 min walk from Maryport Train Station. Occupiers close by include Post Office, Betfred, Hotels, Café, Restaurants and more.



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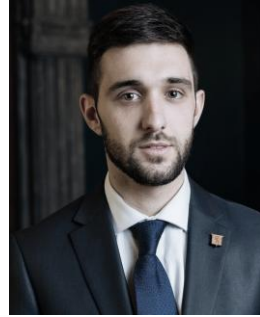
## Freehold Public House Investment

### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



# BLUE ALPINE

PROPERTY CONSULTANTS

### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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