

COMMERCIAL

MATTHEWS
BENJAMIN



Sheila's Cottage

Ambleside LA22 9DQ

Guide Price - £200,000 Leasehold

Sheila's Cottage

The Slack, Ambleside

Sheila's Cottage is a well regarded and long established business. Situated in the very centre of the town, set amongst a healthy mix of other traders and is well placed attracting an excellent blend of local and visitor trade. Ambleside is a very popular and extremely busy Lakeland town in the Lake District National Park which is now an UNESCO World Heritage Centre which enjoys elevated levels of visitors throughout the year. The position also enables high levels of footfall past the front door.

An extremely popular and very well established Leasehold business operating as a successful restaurant selling traditional dishes, hearty food and cakes etc and using local produce where possible. The premises are particularly versatile spreading over various levels. The main seating areas are in split levels with the ground floor having approximately 28 covers and the first floor circa 30 covers. Being spread over two floors creates flexibility allowing to plan around staff etc. The premises also come with the distinct advantage of an attractive two bedroom apartment on the top floor.

A most regarded and popular business with a healthy mixture of both local and visitor trade throughout the year. This sale represents an excellent business opportunity to take over an already thriving successful business with excellent turnover and profit margins. The Business is sold with all fixtures and fittings and Stock at Valuation. For additional information visit www.sheilascottage.co.uk.

Enviably positioned excellent lock up premises. The property is attractively presented assisting to create a superb ambience, excellent décor enjoying a feature stone walls and fire place with modern decor. Good size, and highly important prominent with two large windows and well placed in the heart of this popular Lakeland town.



Situation and Description

Selling due to retirement!

Excellent leasehold opportunity being sold as a going concern which is an extremely well established business with a superb net turnover. Operating throughout the year. **Please note:** Accounts are available to genuine interested parties.

Currently providing covers for approximately 60 people having superb bar and restaurant areas, fully equipped kitchen and various store rooms, walk in fridge, preparation room and substantial office. Additionally it benefits from male and female toilets and staff toilet.

Open 7 days a week from 12 noon to 9.30pm although times can vary between the winter and summer months. They currently operate an evening and daytime menu.

Staff

The Business is currently operated with 6 x full time staff and 13 x part time staff members. The property benefits from two external stores to the rear of the property allowing useful storage facility. The primary store measures 2.63m x 2.43m with power.

Tenure

Leasehold offered on new Leasehold terms. The current rent is £35,000 per annum. Available on Full Repairing and Insuring terms.

Apartment

The two bedroom apartment is a huge string to the bow, used as staff accommodation, currently used by the Manager. Enjoying two bedrooms of which one is a double room and the second being a spacious single room. In addition there is a small well equipped kitchen, living room and a shower room.

Services

All mains services are connected. Gas central heating to the apartment. Air conditioning to the restaurant.

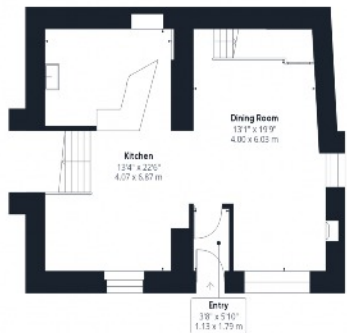
Rateable Value

£23,250 per annum. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority Westmorland & Furness District Council 01539 733333.

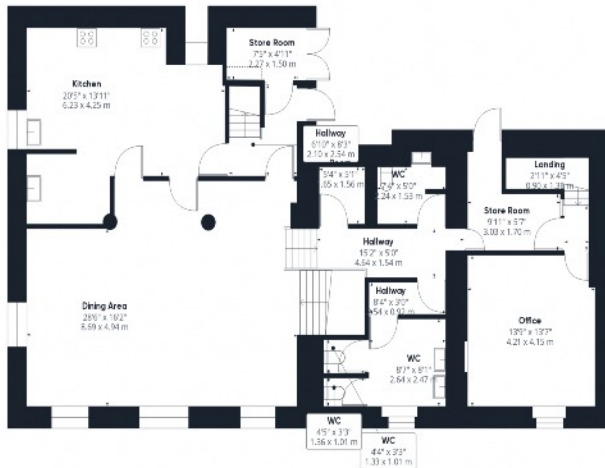
Council Tax Band for the Flat

A





Floor 0



Floor 1

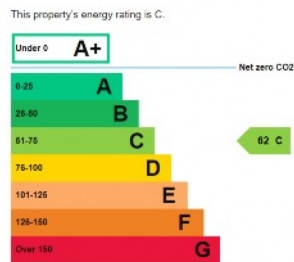
Approximate total area¹
 3007.87 ft²
 279.44 m²
 Reduced headroom
 3.66 ft²
 0.34 m²



Floor 2

EPC for Sheila's Cottage Restaurant

Energy rating and score



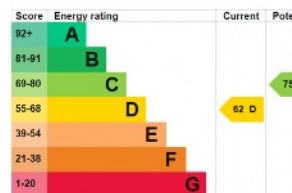
(1) Excluding balconies and terraces

EPC for Sheila's Flat

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Internet

Ultrafast speed of 1000Mbps download and 1000Mbps upload as per the Ofcom website.

Directions

Following the one way system proceed along Rydal Road onto Lake Road turning right between The Ambleside Inn and 'Detail' gift shop. The property is at the top of The Slack.

What3words:

///smuggled.stood.again

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

