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PRIME LAKE DISTRICT CAFÉ/BUSINESS OPPORTUNITY TO LET ON A NEW LEASE – NO INGOING

Former Charlie's Café
7 Oak Street
Windermere
Cumbria LA23 1EN



Ideal opportunity for independent café or restaurant use – prominent roadside position close to Co-Op, Boots, Greggs, Sainsbury's & Homeground

Windermere is the principal centre in the south of the Lake District National Park, which is one of the UK's most visited tourist destinations. Together with neighbouring Bowness-on-Windermere there is a resident population of approximately 7,000, but visitor numbers swell this considerably with a 12-month season, and 7-day trading. The property offers the opportunity for an independent business to trade in a prime retailing location.



Location

The property is shown for identification purposes on the attached street traders' plan and occupies a very prominent roadside position at the junction of Crescent Road and Oak Street. The property is immediately opposite the Co-op convenience store, and close to Sainsbury's and a range of both national and strong independent traders including Greggs, Boots, Post Office and Homeground. The property is at the junction of Oak Street with Crescent Rd, with free on-street car parking, and plentiful long-term pay & display parking in the immediate vicinity.

Description

The property, which has traded as a 30-cover café for a considerable number of years, comprises a ground floor lock-up shop with interesting split-level trading area wc to the rear of the shop, with timber glazed shop front. There is a kitchen at lower ground floor level. There is a prominent frontage to passing traffic. The property is being let as a vacant unit ready for an incoming tenant to fit-out the premises. Photographs shown in these particulars include the previous tenant's fixtures.

There is a separate, self-contained 1-bedroomed flat above the café, that could potentially be made available at an additional rent.

Accommodation

The property offers the following accommodation:-

Ground & Upper Ground floor sales - Net Internal Area

76.24 sq m (821 sq ft)

Terms

The property is available to let on the basis of a new 6-year lease, subject to upward only rent review on the third anniversary on a full repairing and insuring basis.

Rent

£12,500 per annum exclusive for the café (1 bed flat available separately at £700 pcm)

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £9,500 UBR – 49.9p (2024/2025)

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable.

Energy Performance Certificate

The property has an energy performance asset rating of '47-B'.

Services

Mains water, mains gas, mains drainage and mains electricity are connected.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

All prices, outgoings and rentals are quoted net of VAT which may be chargeable at the prevailing rate. The property is not presently registered for VAT.



Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.







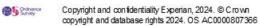




NB. Photos show previous tenant's fixtures



experian Windermere BEECHSTREET TAKE AWAY DERBY TERRACE CRESCENT ROAD MAIN ROAD BIRCHSTREET 80015 ON STARRY



50 metres

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Experian Goad Plan Created: 20/02/2025 Created By: Peill and Company

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