

## 9 Emesgate Lane, Silverdale, LA5 0RA



**£650,000**

## FOR SALE - GOING CONCERN AND INVESTMENT OPPORTUNITY EMESGATE LANE

### Description

This is a rare opportunity to acquire a well-established and highly popular coffee shop, positioned in a prime location within the desirable village of Silverdale, offered as a going concern. In addition to the thriving business, the sale includes a spacious 4/5 bedroom accommodation, making it the ideal purchase for a family looking to combine a lifestyle change with a successful business venture.

Perfectly suited for those wishing to run a family-owned operation, this attractive property offers a genuine turn-key opportunity with everything in place to continue trading from day one. The coffee shop is a hub for both locals and visitors to the area, benefitting from strong footfall due to Silverdale's status as a highly sought-after village on the edge of the Arnsdale & Silverdale Area of Outstanding Natural Beauty. The property on offer is the only coffee shop in the village only adding to its popularity and potential to expand.

With solid trading accounts available upon request, this business provides excellent potential for continued success and future growth. Whether you are looking to relocate and start a new chapter or invest in a thriving business with a well-appointed family home, this offering delivers an exceptional package in one of the region's most popular locations.

### Location

Silverdale is a charming and sought-after village that appeals to those seeking a quieter, more relaxed pace of life, while still being well-connected to major transport links

and urban centres. Nestled within an Area of Outstanding Natural Beauty, Silverdale offers a thriving and welcoming community with a wealth of amenities. The village is home to a store, butchers, newsagents, library, cafes, restaurants, three pubs, and a local primary school, making it an ideal place for families and business owners alike.

Silverdale's train station provides direct access to the West Coast Mainline, connecting quickly to Lancaster and beyond, while Junction 35 of the M6 motorway is just a ten-minute drive away, offering excellent road links to Preston, Manchester, and the Lake District. Additionally, the village falls within the catchment area for several highly regarded schools, including Lancaster Girls' Grammar School, Lancaster Royal Grammar School, and Queen Elizabeth School in Kirkby Lonsdale.

### Accommodation

This traditional stone-built three-storey property, combining commercial and residential accommodation in a prominent location. The interlinking layout allows for seamless access between the ground floor commercial coffee shop and the upstairs residential space, though there is potential to create two completely separate entrances if desired. The coffee shop, which has been recently renovated, features stylish laminate flooring and a decorative OSB panelling.

The first floor offers a spacious and characterful residential element comprising four well-proportioned bedrooms, an open-plan kitchen, dining and living area ideal for modern living, and a separate rear lounge with panoramic views across

Morecambe Bay. This lounge is complete with a traditional open fire, adding charm and comfort to the home. The arrangement of the living spaces offers flexibility, with the option to reconfigure or separate them again if preferred. There is a useable cellar which is currently used as a home gym. The bathroom is generously sized, featuring a stand-alone shower and a freestanding bath positioned to take full advantage of breath-taking sunset views over the bay - a truly unique feature of the property.

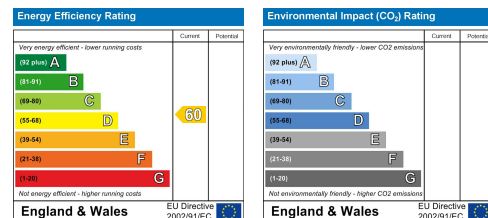
The property also includes a tenanted hair salon, completed to a modern specification.

### EPC

9 - D60  
9a - D83  
9b - B49

### VAT

Property is not elected for VAT



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