

Vinegar Jones

Royal Square, Bowness-on-Windermere, LA23 3DB

Colliers

For Sale



- Wonderful, high profile trading position in the centre of the village and close to the lake
- Superbly equipped and appointed fish and chip takeaway sales area
- Really spacious restaurant to seat 40 plus fully equipped prep areas
- £584,575 net T/O with solid profits

Offers around
£1,595,000 – Freehold

Offers around
£550,000 – Leasehold

Viewing is strictly by appointment
through Colliers

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Vinegar Jones is probably the best-known fish and chip shop in the Lake District. Occupying a superb location in Royal Square, the centre of the bustling village of Bowness, on the way to the steamer moorings at Lake Windermere, its delightfully mock-Tudor façade is so easily found. The subject of a complete re-build in 2013, it was at that time completely re-configured to make it ideal for operating in the 21st Century. The ground floor sales area features plenty of indoor queueing space as well as a modern 5 pan range able to cope with the very busiest of trade spikes. There is a separate 40 cover restaurant with wonderful views out over the village, making it an ideal day spot. Prep facilities can only be described as first class with modern prep kitchen and rumbling facilities as well as masses of storage space and staff and office facilities making this very well-known business very easy to operate and oversee.

As a National Park and a UNESCO World Heritage Site, the Lake District is the second busiest tourist destination in the country after London, with over 19 million tourists each year. The lovely village of Bowness nestles on the shores of Lake Windermere and is one of the most visited areas of the park. Its tourist foot fall therefore provides a superb customer base for Vinegar Jones, allowing customers the choice of buying fish and chips to either take away and enjoy as they walk through this wonderful character village or sit down in the spacious restaurant and enjoy their food with

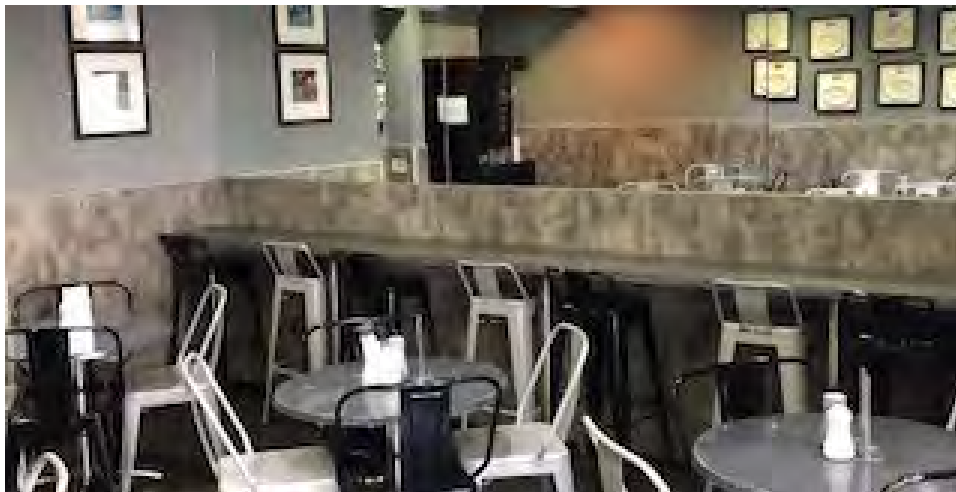
views out over Royal Square and the rest of the village.

The present owners acquired Vinegar Jones in 2008. In 2012 there was a very substantial fire on the premises which left only the four outer walls remaining. The property was completely re-built with all new floors and roof. At that time, the opportunity was taken to completely re-configure the property, moving the stairway to make a much larger area to the front of the building. This made the whole property fit for the 21st Century. A complete refit completed the re-construction with modern and up to date equipment and a Mallinsons of Oldham 5 pan Island Range, ideal for dealing with summer spikes in trade. This refit has made Vinegar Jones very much easier to operate for either an owner operator or under management. Its superb location ensures very good foot fall and sales providing a very profitable business for the owner. The present owners currently operate the business partly under management and are now looking to move on to new challenges. They are happy to sell on either a freehold basis or to retain the freehold and just sell the business and grant a lease to a purchaser.

The Property

Of local stone construction with mock-Tudor façade and under a slate roof with accommodation laid out on three upper floors plus lower ground floor.

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Public Areas

Spacious ground floor takeaway being fully tiled and with plenty of queuing space. Modern counter and 5 pan Mallinsons of Oldham Island Range. Substantial back counter units all in stainless steel. Restaurant to easily seat 30+ with large windows giving wonderful views out over Royal Square and the village centre. Customer WCs and baby changing facilities.

Service Areas

Spacious preparation kitchen to the highest of standards with rumbling facilities. Lower ground floor storage facilities split in to three separate areas of slightly limited head height. Very spacious second floor office, staff room and store.

Outside

Pavement seating.

Services

Mains water, drainage, electricity and gas. Gas-fired central heating. Partial double glazing. Full modern fire alarm system. CCTV system. Burglar alarm.

Opening Hours

12.00 noon – 8.00pm – 5 days

12.00 noon – 9.30pm – 7 days (school holidays)

Restaurant closed half an hour earlier.

Website

www.vinegarjones.co.uk

License

Premises License to 1.00am

Trade

Certified accounts from the owners' Chartered Accountants for the year ended 29 July 2021 shows turnover (net of VAT) of £401,850 on which there were trading profits (before finance costs, depreciation and including COVID support and excess wages) of £197,977. Please note that this is only part year trading due to Covid restrictions

Last full year trading prior to Covid £584,575 net of VAT

Lease Option

Although offering Vinegar Jones for sale on a freehold basis, the owners are also happy to offer it for sale on lease. The lease would be a 15 year Full Repairing and Insuring Lease at an initial rent of £65,000 per annum reviewed on a three yearly basis, with the new tenant being responsible for the cost of preparing the lease.

Offers around £550,000 for the leasehold complete with goodwill and substantial trade contents. Stock at valuation.

Freehold Option

Offers around £1,595,000 for the freehold complete with goodwill and substantial trade contents. Stock at valuation.

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Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

Directions

From the steamer moorings on the shores of Lake Windermere the centre of the village, travel up the slight hall with St Martins church on the left, You will then see Costa Coffee on the left and Vinegar Jones will be seen prominently on the right-hand side of the road.

For further information, contact:



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