

# Ambleside Fish & Chips

Waterhead, Ambleside, LA22 0EY



## For Sale



- Superb fish & chip takeaway in a fantastic trading position
- Fully fitted and equipped sales shop on secure lease
- Superb 50 cover AI Fresco seating area and 10 covers inside
- £282,521 net T/O – 5 day week trading only

**Offers around  
£245,000 – On Lease**

Viewing is strictly by appointment through Colliers

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# Ambleside Fish & Chips



Ambleside Fish & Chips occupies a superb trading position on the short parade of shops at Waterhead. With its superb corner, elevated, position looking out over Windermere and with its glorious backdrop of Lakeland Fells, Windermere Lake Cruises deliver thousands of potential customers to the shop frontage throughout the day. Laid out to service visitors and locals alike, the business benefits from not only a small inside seating area but a superb Al Fresco dining area with huge umbrellas to seat up to 50 customers who can enjoy the breathtaking views. The business is delightfully appointed and well-equipped throughout.

Located at the northern end of Lake Windermere, Waterhead at Ambleside is a well-known and much visited area of the Lake District National Park. The terminus for Windermere Lake Cruises sailings over the length and breadth of the lake, the superb surroundings of lake and fells are truly breathtaking. The area is a fantastic, central location for anyone visiting the park – a UNESCO World Heritage Site from 2017. To the north lies Grasmere with its world-famous gingerbread shop and former home of the poet Wordsworth, while over Dunmail Raise and on to Keswick is within easy reach. To the south lies Windermere and Bowness villages while to the west is the glorious Langdale Valley and the fells beyond.



Ambleside Fish & Chip shop was acquired by the present owners in 2018 and during their ownership they have completely overhauled the business so that it is now in superb order throughout. Of particular note is the creation/extending of the outside seating area which has made a real difference to trade with space for up to 50 people to enjoy their fish and chips under the big umbrellas and look out over the lake. With plenty of well-equipped prep space and an easily operated sales shop, the current owners have carefully looked at making it all really easy to run with a computerised order system, and 5 day operation with potential peak holiday 7 day opening to give an ease of management and work life balance with really solid profitability. Having reached retirement age, the owners are now looking to sell and pass on what is a gem of a profitable business.

## The Property

Of single storey, rendered construction and under a pitched roof, the accommodation of this sales shop as set out on ground floor only.

## Public Areas

Sales Shop – Modern and beautifully decorated sales area with windows to 2 sides and including a modern 3 pan range.

Inside Seating Area - For up to 10 within the main sales area.



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## Service Areas

Ambleside Fish & Chips has particularly good and well laid out prep and storage areas comprising of prep room, back kitchen and refrigeration areas.

## Outside

Lovely landscaped Al Fresco seating areas with glorious views out over the lake at Waterhead. Large umbrellas to give shelter for those wanting to eat and enjoy the views to two side of the shop and extending to around 50 covers. Outside/dry goods store. Potato shed.

## Services

Westmorland and Furness Council at Kendal (01539) 733333.

Mains water, drainage, electricity and gas. Air conditioning and ceiling fans.

## Website

[www.fishandchipsambleside.co.uk](http://www.fishandchipsambleside.co.uk)

## Opening Hours

Wed – Sat 12.00 – 7pm

Sun 12.00 – 4pm

## Licence

Premises Licence

## Trade

Trading and Profit and Loss Accounts for the 3 years ending 31 March 2023 show takings of £282,521 (net of VAT) with trading profits (before finance costs and depreciation) of £75,400.

Please note the above figures are on 5 day trading only. 7 day trading during summer holidays will add approx. £8,000 per week extra turnover.

## Lease

The shop is help on the residue of a 10 year lease from 25 March 2020, at a rent of £15,000 pa with 3 yearly rent reviews on an internal repairing basis only.

## Price

Offers around £245,000 are invited for the lease and goodwill complete with fixtures and fittings (according to inventory), excluding personal items. Stock at valuation.

## 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.



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## 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.

## To View

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

## Directions

Ambleside Fish & Chips is located at Waterhead, Ambleside adjacent to the boat landing.



## For further information, contact:



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