

Urban Food House

Lake Road, Bowness-on-Windermere, LA23 3BJ



For Sale



- Destination Lake District restaurant
- Attractively decorated and comfortably laid out to seat 44
- Particularly well-equipped spacious kitchen areas
- £543,902 net T/O and solid profits

**Offers around
£239,995 - Leasehold**

Viewing is strictly by appointment
through Colliers

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Urban Food House, Bowness-on-Windermere



Urban Food House occupies a superb trading position on Lake Road in Bowness, amid the village's bustling retail area. Established at the end of 2018, the ground floor lock-up corner premises give a high profile and are laid out and appointed to a high standard throughout, being able to seat up to 44 diners at any one time. The modern catering facilities are very well laid out with an eye on being easily operated by the chefs and support staff. This makes Urban Food House an easily run business with an outstanding reputation for both food and service.

The Lake District National Park is one of the best-known tourist destinations in the country. With its breath-taking scenery, calm lakes and high fells, many thousands of tourists visit this delightful corner of England every year. Of all of the villages in the "Lakes", Bowness is certainly the best known. Set on the shores of Lake Windermere – England's longest lake – this busy village attracts day and staying visitors alike to enjoy the area and all of its attractions and they all need to be fed! Urban Food House is well suited to do this, being located amid Bowness's delightful retail area. Further north lies Ambleside and Grasmere with Keswick beyond, while to the west are Coniston, Hawkshead and the Langdale Valley, making Bowness a superb central location to enjoy this wonderful area.



The present owners acquired the lease in 2018 and immediately began a comprehensive refurbishment to give the restaurant a modern, up to date style and giving an individual character which the diners would enjoy. This has been very much the case with substantial levels of turnover being immediately established with solid profits. In 2021, the kitchens were all refurbished so that the restaurant now has a very comprehensive range of modern equipment and its new layout, make it very easy to manage. Having established Urban Food House as a high turnover and very profitable business, the owners are now looking to sell to allow them to concentrate on their other business interests.

The Property

The leasehold ground floor double fronted premises are part of a three-storey building. The ground floor is on varying levels.

Public Areas

Split level restaurant with corner seating area for a total of 24 and a further area for 20 being attractively panelled.

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Service Areas

Superb, modern catering kitchen fitted out to a particularly high standard and being fully clad and having non-slip floor and fluorescent lighting. This incorporates the usual prep and wash-up facilities.

Services

Westmorland and Furness Council at Kendal (01539) 733333.

Mains water, drainage, electricity and gas.

Website

www.uhconcepts.com/urban-food-house/

Opening Hours

Breakfast and Brunch – 9.00am – 2.30pm

Dinner – 5.00pm – 9.00pm last orders

7 day operation

Licence

Premises Licence

Lease

The premises are held on the residue of a 15 year lease from 2024 on an internal repairing and insuring basis with three yearly rent reviews and a break clause in the fifth year.

Please note that the purchaser is responsible for the landlord's reasonable legal costs in respect of the assignment of the lease. Each party are responsible for their own legal costs in respect of the sale and purchase of the business.

Price

Offers around £239,995 are invited for the leasehold complete with goodwill and trade contents (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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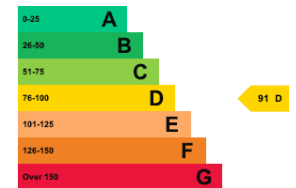


To View

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.



For further information, contact:



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