



Bowness

£595,000

Jackson's Restaurant
West End
Bowness On Windermere
Cumbria
LA23 3EE

A most successful well established restaurant in central Bowness, offered for sale as a going concern. Very well presented and equipped with up to 60 covers including forecourt dining, this business and virtual freehold premises have been trading for 38 years in this first class location, being under the present owner for over 25 years.

Property Ref: W5687

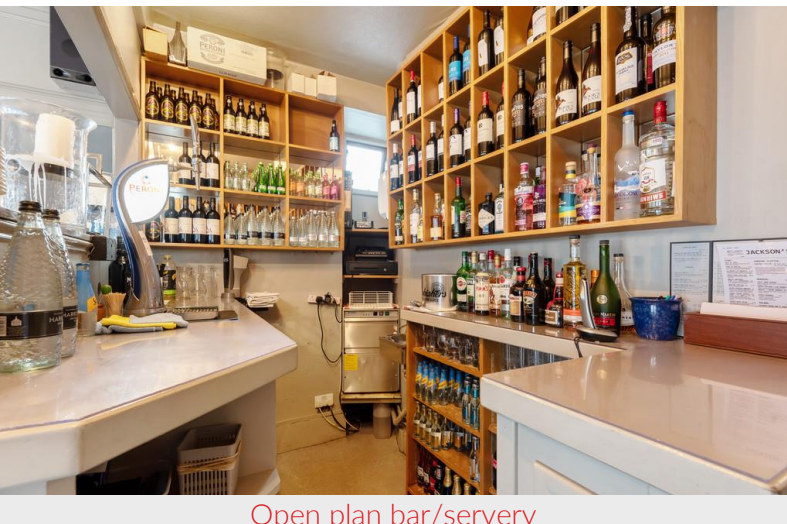




Lower ground floor dining area



Restaurant



Open plan bar/servery

Description: The inside is charming and modern with additional characterful seating at lower level having beamed ceilings and flagged floor together with original fittings, providing an excellent dining experience. The business trades on evening dining only providing a healthy turnover with excellent profits.

Location: Located right in the centre of Bowness village in a prime trading location and being within 200 yards of Lake Windermere. Bear left onto Kendal Road and Jacksons can be found in the first block of property on the right, adjacent to "Hawkshead" outfitters.

Accommodation (with approximate measurements):
Forecourt dining with covers for 8.

Restaurant 19' 4" x 16' 5 into bay" (5.89m x 5m) A tastefully decorated and furnished restaurant with 18 covers, attractive tiled flooring, built in seating, sideboard unit and wine display fridge. Excellent bright display windows and glazed modern entrance foyer.

Open plan bar/Servery Most welcoming and tastefully modern displays and work surfaces.

Ladies & Gentlemen's Toilet Closets modern tiled floors and bathroom furniture.



Lower ground floor dining area

Well Equipped Commercial Kitchen 19' 7" x 8' 0" (5.97m x 2.44m) with extensive stainless steel work surfaces and shelves, commercial 6 ring gas cooker, 2 microwaves, 3 fridges, freezers, grills, dishwasher etc. A full inventory will be prepared on sale.

Return staircase leads to:

2 Lower ground floor Dining areas 18' 10 max" x 13' 9" (5.74m x 4.19m) 14' 10" x 11' 8 min" (4.52m x 3.56m) slate flagged floors, beamed ceilings, electric heaters and original kitchen range. Very characterful and intimate dining for 32.

Outside waste storage shed.

Services: Mains water, drainage, gas and electricity, good broadband.

Tenure: Long leasehold for the residue of a 999 year lease from 1977 with nominal ground rent. Shared responsibility (1/6th) for West End Buildings upkeep, insurance etc.

Business Rates: Rateable Value of £16,250 with the amount payable of £8,320 for 2020/21.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our



Kitchen

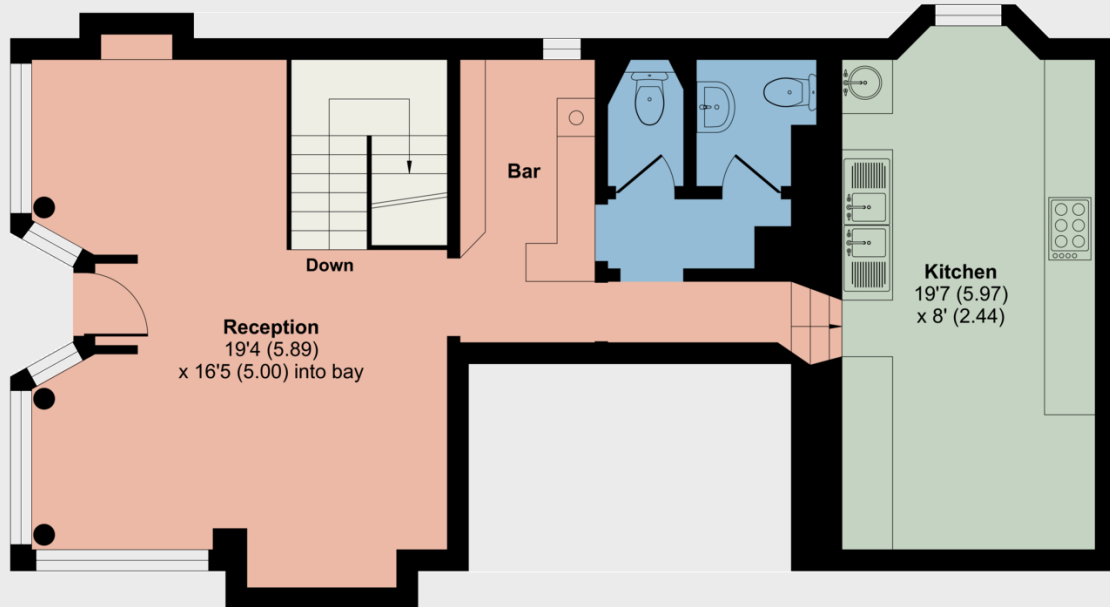


Kitchen

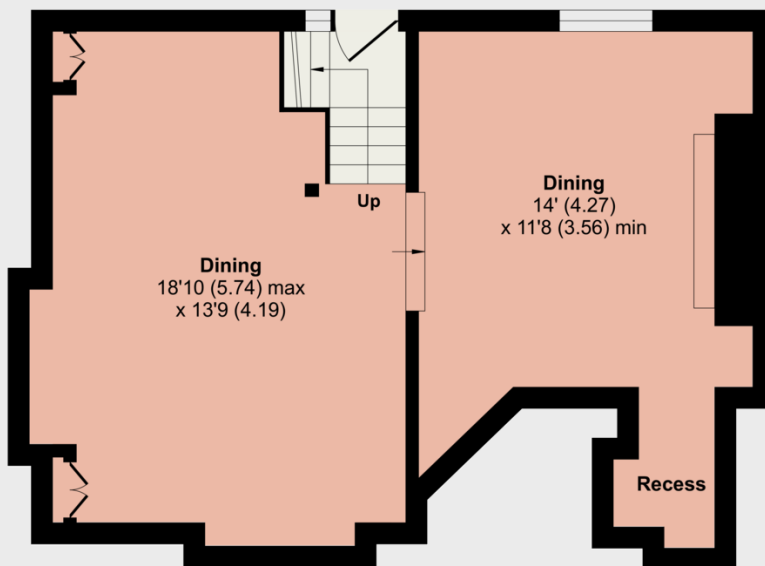
West End, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 1199 sq ft / 111 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 753724

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