

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## West County Court

Millom, LA184HZ

Offers In The Region Of £250,000



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We are delighted to present for sale Da Vinci Ristorante, a charming Italian restaurant nestled in the quaint coastal town of Millom, situated on the edge of the breathtaking Lake District National Park. This beloved establishment has been a cherished family-run business for the past 18 years and is now available on the market due to the owner's retirement. Da Vinci Ristorante boasts an inviting ambiance with seating capacity for approximately 80 guests, ensuring a cozy and intimate dining experience. The restaurant features a welcoming bar area, a fully equipped kitchen designed to handle a variety of culinary demands, and well-maintained ladies' and gentlemen's restrooms. Additionally, a spacious cellar offers ample storage space. Strategically located in the bustling Millom Market Square, Da Vinci Ristorante enjoys a prime position that attracts a steady stream of loyal local customers as well as tourists exploring the stunning Lake District. The convenience of easy parking further enhances its appeal. Currently operating only during the evenings from Thursday to Sunday, the restaurant presents a fantastic opportunity for growth. There is significant potential to expand its hours and services, catering to an even broader clientele.

### Further Details

Tenure: Leasehold. ask for further details

Fixtures and Fittings: Open to negotiation on the fixtures and fittings, allowing the new owner to open the restaurant immediately.

Handover Period: Our clients are willing to offer a handover period to ensure a smooth transition and maintain the high standards of service that have delighted loyal customers over the years.

Operating Hours: Currently open from Thursday to Sunday starting at 5:30 PM. There is significant opportunity for the new owner to expand hours to other evenings and lunch times.

Property Details: The restaurant spans 198 sqm, featuring multiple seating areas, a licensed bar, a fully equipped kitchen, restrooms, and a spacious cellar for storage.

Viewings: Strictly by appointment. Interested parties can request to review the accounts.

Additionally, there could be an opportunity to convert the property into residential flats. However, this potential conversion would require obtaining the necessary planning approval from the relevant authorities. Alternatively, there is the possibility of leasing the business, subject to specific terms and conditions.

For more details or to arrange a viewing, please call our Millom office at 01229 355333.

### Kitchen

31'1" x 9'0" (9.481 x 2.754)

### Toilets One

10'5" x 6'11" (3.180 x 2.131)

### Toilets Two

7'0" x 6'11" (2.141 x 2.133)

### Restaurant Area One

21'3" x 13'5" (6.482 x 4.107)

### Restaurant Area Two

18'7" x 11'10" (5.689 x 3.610)

### Entrance

6'8" x 6'5" (2.057 x 1.976)

### Bar Area

15'5" x 13'6" (4.700 x 4.116)

### Restaurant Area Three

20'4" x 16'8" (6.200 x 5.085)

### Cellar Room One

18'1" x 17'3" (5.526 x 5.271)

### Cellar Room Four

13'1" x 9'1" (3.990 x 2.785)

### Cellar Room Two

17'9" x 13'2" (5.426 x 4.026)

### Cellar Room Three

13'2" x 12'9" (4.026 x 3.888)

### Cellar Room Five

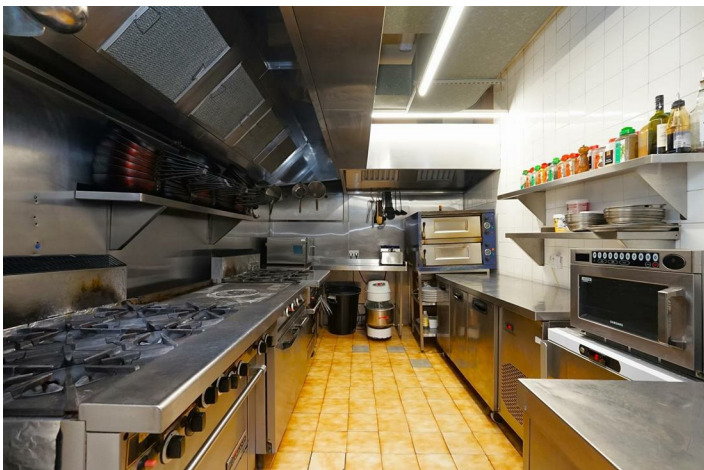
12'8" x 7'0" (3.864 x 2.138)

### Cellar Room Six

13'2" x 8'4" (4.025 x 2.557)



- Family run business
  - Bar area
  - Cellar
  - CEPC rating C
- Seats 80 people
- Fully fitted kitchen
- Great location



## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

