

Edwin
Thompson



For Sale - Attractive Town Centre Restaurant/Café with Stunning Apartment Above
1 The Gill, Ulverston, Cumbria, LA12 7BJ



PROPERTY SUMMARY

- A modern town centre restaurant/café premises with a stylish and spacious one-bedroom apartment above incorporating a loft room
 - Situated in the desirable square of The Gill, in the market town of Ulverston
 - Fully refurbished to a high standard throughout
 - Offering a live-work or investment opportunity
 - Sale Price - £295,000, No VAT Payable

LOCATION

The property is situated on The Gill, a desirable square immediately northwest of the heart of Ulverston town centre, which is in the South West of Cumbria and North West of England.

Ulverston has a population of 11,678 (2011 Census) and is a popular market town offering a wide range of local retail and leisure services. On a local basis, Ulverston is an attractive and desirable market town in close proximity to the southern boundaries of The Lake District National Park and benefitting from good access to the local road network. Other desirable nearby villages include Pennington, Rosside, Swarthmoor, which is subject to significant expansion with a number of residential schemes planned and slightly further afield to the north, there is Broughton Beck, Greenodd, Arrad Foot before reaching the southern boundaries of The Lake District National Park, 5 miles away.

The town centre is made up of quaint streets centred around Market Street, King Street and Queen Street which is just 100 metres south of The Gill, reached via Upper Brook Street. The Gill is a picturesque square and mixed-use area centred around a public pay and display car park and made up of attractive dwellings as well as providing local WC facilities. By car, it is accessed either from Upper Brook Street which is a one-way route from the B5281 King Street or alternatively from Mill Street which also connects with King Street, travelling through the heart of the town centre and to the A590 which is just a few minutes away.

There is a railway station around 500 metres away which is on the Furness Line, primarily operated by TransPennine Express from Barrow-in-Furness to Manchester Airport and also by Northern Rail Services from Barrow-in-Furness to Lancaster. There are regular bus services from the town centre to the surrounding residential areas and also to Barrow-in-Furness which is around 11 miles away and Kendal and Junction 36 of the M6 are circa 25 miles to the east.

DESCRIPTION

1 The Gill comprises the former Bici Café which is a modern restaurant and kitchen at ground floor with a separately accessed spacious first floor apartment offering one-bedroom accommodation with a loft room.

The attractive stone and slate building has been refurbished by the current owners to a high standard whilst retaining much of the character and charm. The café/restaurant has a welcoming entrance from The Gill and is fitted out as an Italian café and kitchen offering 20-25 covers around an open bar and cooking area with feature wood fired pizza oven.

The apartment has a separate front door, although can be used in conjunction with the restaurant and has an open plan living room/dining area and kitchen, bedroom with en-suite shower room, separate WC and shower room, utility and an open loft room, currently used as an office and second bedroom for friends and family.

Ground Floor Café/Restaurant

Customer Seating Area – fitted with concrete flooring with a high quality stone effect smooth finish, part plaster painted/exposed stone walls, recessed LED and suspended feature LED lighting, a mix of loose chairs and tables and fixed seating, central heating and hardwood double glazed sash effect windows with internal roller fly screens.



Bar Area/Open Kitchen – with solid concrete painted flooring, bespoke timber bar constructed from former railway sleepers, matching light units above with suspended feature LED lighting, wood fired pizza oven, a range of drinks and food fridges, 2 No. Neff ovens, four ring hob, stainless steel wash hand basin, large extraction unit, a range of fixed shelving and leading through to the preparation area that has a range of stainless steel worktop benches and shelving, fridges, freezers, glass and dishwashers, dough/patisserie machine and ice maker (equipment available by separate negotiation).

Customer WC - tile flooring, part tile/wallpapered walls, painted ceiling, WC with disabled provisions including hand assist rails and emergency pullcord, low level wash hand basin, wall mounted extractor fan and a hardwood sash effect window.

Beyond the kitchen and preparation area, there are two useful food stores, one housing a combination boiler and there is a door to the rear stairwell that leads up to the first floor apartment.

First Floor Apartment

Accessed from a side ginnel that opens up into a lobby with door to the restaurant and stairs up to the residential apartment.

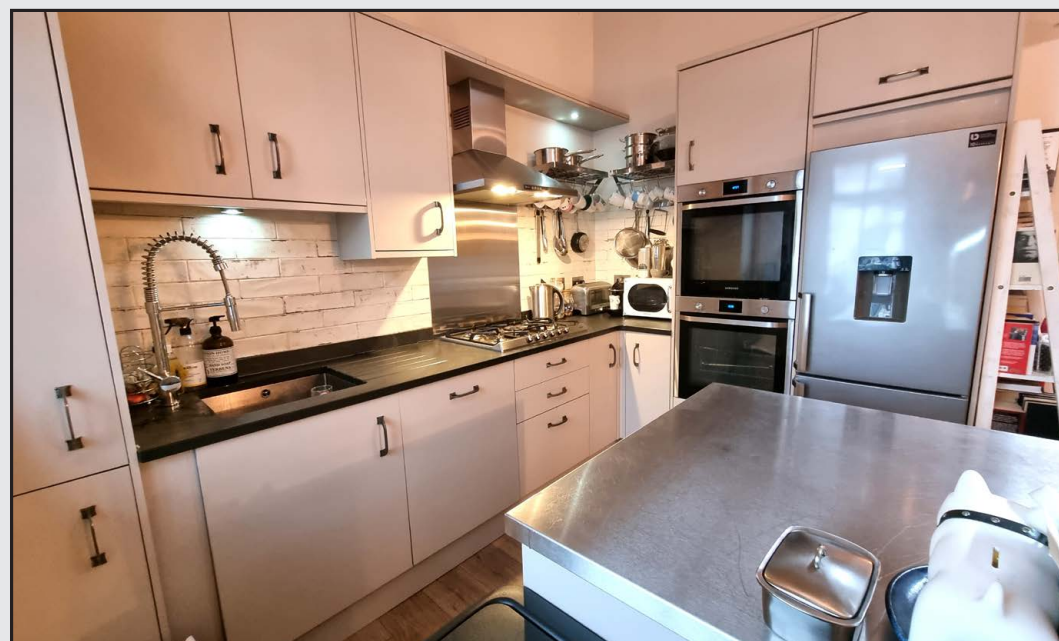
Living/Dining Room (5.77m x 4.81m) – spacious and bright accommodation, having wood effect laminate flooring, plaster painted walls and ceiling with exposed timber trusses, suspended LED lighting, Milano Windsor dark grey column radiators, hardwood double glazed sash effect windows overlooking The Gill.

Kitchen (3.27m x 2.69m) – a modern and stylish kitchen with a continuation of the wood effect laminate flooring, wall and floor mounted kitchen units with granite worktop, integrated double Samsung oven, fridge/freezer, dishwasher, sunken sink with mixer tap over, gas hob with extractor above and island unit incorporating further cupboard space underneath with a stainless steel top and bar stool seating.

Laundry/Utility Room (2.69m x 2.44m) – a frosted glass sliding door leads to a useful laundry/utility room with tile effect vinyl flooring, floor mounted cupboard units, plumbing for washing machine and dryer, wall mounted shelving, floor to ceiling height built-in cupboard and above, is mezzanine storage accessed from a pulldown ladder.

Bedroom (4.29m x 3.96m) – a double en-suite with wood effect vinyl flooring, part painted/wallpapered walls, hardwood double glazed sash effect window overlooking The Gill and sliding frosted glass door leading to the en-suite.

En-suite Shower Room (2.39m x 1.54m) – wood effect vinyl flooring, part tile/wallpapered walls, double walk-in double shower with mains-fed flexi-hose and rainfall attachments, floating WC, his and hers wash hand basins with mixer taps over and vanity storage below and extractor fan.





Shower Room off Living Area (2.43m x 1.13m) – cobble stoned effect vinyl flooring, tile walls, plaster painted ceiling, LED downlighting, double walk-in shower with mains-fed flexi-hose and rainfall attachment, feature stone effect tile wall, WC, wash hand basin set on a vanity cupboard, LED mirror and extractor fan.

Further storage is available above the staircase.

A carpeted staircase leads from the living area up to the loft room at mezzanine level, currently used as a home office and guest bedroom for friends and family.

Loft Room (3.35m x 3.15m + 3.10m x 1.15m) – carpeted flooring, plaster painted walls and open apex ceiling with exposed roof trusses, built-in storage and Velux rooflight.

ACCOMMODATION

The property has been measured on a gross internal area basis as follows:

Ground Floor	75.74m ²	(815 sq ft)
First Floor	91.03m ²	(980 sq ft)
Total Gross Internal Area	166.77m ²	(1,795 sq ft)

SERVICES

The property is connected to mains electricity (three phase at ground floor), gas, water and the mains drainage/sewage system.

The ground and first floor are separately metered and both have gas fired combination boilers that supply hot water and central heating throughout.

It is advised that the premises was rewired in 2016 and has a fully compliant fire system as well as CCTV.

The services have not been tested and therefore should not be relied upon.

ENERGY PERFORMANCE CERTIFICATE

The property has the following Energy Efficiency Ratings:

Ground Floor Café/Restaurant – B44
First Floor Apartment – C72

The certificates are available to download from the Edwin Thompson website or upon request.





RATEABLE VALUE/COUNCIL TAX

The ground floor restaurant/café premises has a current Rateable Value of £7,500, with approximate rates payable of £3,840 per annum although qualifies for small business rate relief subject to meeting the relevant criteria. Prospective purchasers should make their own enquiries direct to the Business Rates Department at Westmorland & Furness Council – Tel: 0300 373 3300.

The upper floor apartment is assessed as a Council Tax Band A property with approximate yearly rates payable of £1,456.27.

TENURE

The property is held freehold title of the whole under Title Number: CU43181 and will be sold with full vacant possession.



MONEY LAUNDERING LEGISLATION

Edwin Thompson is bound to comply with Anti-Money Laundering legislation including obtaining evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, interested parties will need to provide the requested evidence.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land and property are sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

PURCHASE PRICE

The property is offered with full vacant possession, at a price of £295,000 exclusive.

The sellers reserve the right not to sell and are not bound to accept the highest or any offer received.

FIXTURES & FITTINGS

A list of fixtures and fittings for the ground floor café/restaurant is available upon application and by separate negotiation.

VAT

It is understood that the property is not elected for VAT and therefore VAT is not payable on the sale consideration.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

VIEWING

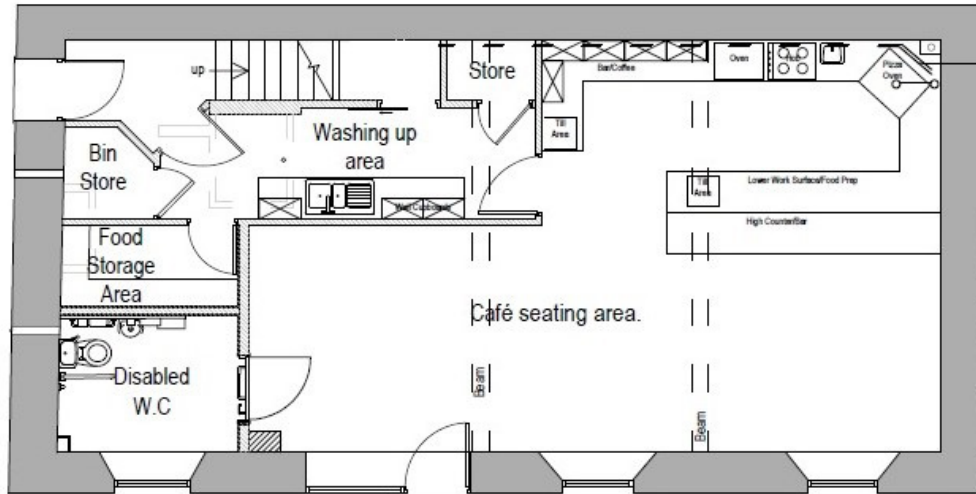
The property is available to view strictly by appointment with Edwin Thompson, contact:

John Haley – j.haley@edwin-thompson.co.uk
Ellie Oakley – eoakley@edwin-thompson.co.uk

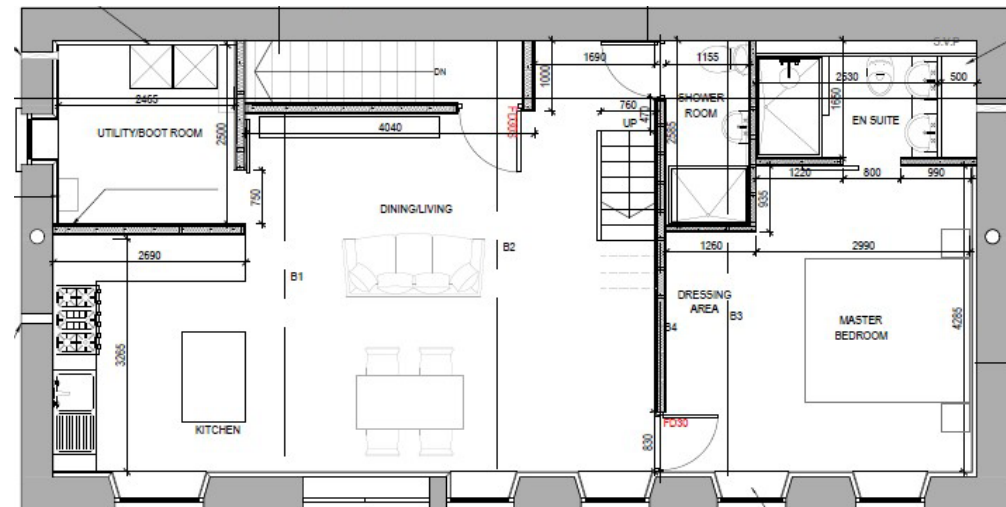
Tel: 01539 769790

www.edwinthompson.co.uk

GROUND FLOOR (not to scale)



FIRST FLOOR (not to scale)





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 Carlisle
 Galashiels
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