

Edwin  
Thompson



For Sale – Freehold Retail Investment & 3 Bedroom Duplex Apartment  
The Bakehouse & Bay View House,  
39-40 The Promenade, Arnside, Cumbria, LA5 0HA



# PROPERTY SUMMARY

- An attractive stone and slate mixed-use property situated on The Promenade in Arnside, with panoramic views over the Kent Estuary and to the Lakeland Fells.
- A rare opportunity to purchase the freehold of a prime seafront building in the popular tourist area of Arnside & Silverdale AONB.
  - The retail premises is let out to a long-established bakery and café, at £17,000 per annum exclusive.
- Separately accessed three-bedroom apartment arranged over first and second floors, currently trading as a holiday let.
  - Suitable as a permanent residence, second home or to hold as an investment/holiday let.
    - No VAT payable.
  - Purchase price - £625,000

## Introduction

An exciting and rare opportunity to purchase a freehold seafront building within the popular and desirable village of Arnside. This prominent building offers a retail premises arranged over three floors, providing a café and bakery, currently let out at £17,000 per annum and a self-contained, three-bedroom duplex apartment boasting panoramic views over the Kent Estuary and to the Lakeland Fells from a living room, dining area and two of the three bedrooms.

The spacious accommodation is currently trading as a holiday let, generating a gross income of approximately £13,500 per annum but could be used as a permanent residence, second home or private residential let. There is also the potential opportunity to acquire the café and bakery business.





## LOCATION

The Bakehouse and Bay View House are situated on The Promenade in the village of Arnside, at the south end of Cumbria, in the North West of England. Arnside is located approximately 8 miles northwest of Carnforth and Junction 35 of the M6, 4 miles south of Milnthorpe and 11 miles south of Kendal. Junction 36 of the M6 is circa 7 miles to the northeast and the A6 is 4 miles to the east. Arnside is a village and civil parish in South Lakeland, facing the River Kent Estuary on the northeast corner of Morecambe Bay. The village has a population of approximately 2,334 (2011 Census) and this former fishing port is now a modest size holiday resort accessible by rail, bus and car.

The village has retained many of the features from its past, now providing an attractive tourist destination on The Estuary where the River Kent enters Morecambe Bay with the Lakeland Fells offering a scenic backdrop to the views from The Promenade and village behind. There is a pier and walkway which make up the main tourist and retailing/leisure area along The Promenade which stretches approximately 400 metres.

Arnside and the nearby Silverdale, which is another attractive village 2 miles away, within Morecambe Bay, form part of the Arnside and Silverdale Area of Outstanding Natural Beauty. The area covers approximately 29 square miles between the Kent Estuary and The River Keer with areas of interest including Arnside Knott and Warton Crag, both being large areas of carboniferous limestone. The area provides a number of popular walks and wildlife areas including Leighton Moss, owned by The RSPB and is one of the largest areas of reeds in North West England and Gait Barrows National Nature Reserve which is one of a number of SSSI sites in the area.

The Bakehouse and Bay View House form part of The Promenade and a busy parade of shops, restaurants and cafes, attracting strong all-year-round trade. The property adjoins The Albion public house to one side and a terrace of shops to the other including Rowlands Pharmacy, a gift shop, JJ Crossfields Café and Bar and Sandpipers coffee shop.







## DESCRIPTION

### The Bakehouse

A quaint and well-presented delicatessen, bakery and café which benefits from its highly visible situation on The Promenade. The ground floor is fitted out as a modern serving and seating area with a counter to one side that also has a hatch facing out to The Promenade.

Stairs lead up to a first floor office and the second floor, to the rear provides the bakery that also benefits from access and a loading/car parking area from Rock Terrace.

Further information can be viewed at The Bakehouse's website - [www.oldbakehousearnside.co.uk/](http://www.oldbakehousearnside.co.uk/)

### Bay View House

A private entrance provides access into a hallway, with stairs up to a first floor landing and at the front of the property there is an open plan living/dining area and kitchen. The second floor provides three double bedrooms and bathroom.

### First Floor

**The living/dining area (5.26m x 5.49m + 3.14m x 1.94m)** provides spacious and bright accommodation, fitted out with carpeted flooring, painted walls and ceiling, central electric fireplace and two large sash effect double glazed windows providing a stunning outlook to the Kent Estuary and Lakeland Fells beyond. Also directly overlooking The Promenade Pier and offering views of the viaduct to Grange-over-Sands.

There is a fully fitted kitchen with tile effect vinyl flooring, plaster painted/tile walls, floor and wall mounted kitchen units, sink and drainer, electric double oven and hob with extractor fan above, freestanding fridge and dishwasher and plumbing for a washing machine.



## Second Floor

**Bedroom 1 (2.80m x 4.64m + 3.13m x 1.87m)** – a double room with carpeted flooring, painted walls and ceiling and large sash effect double glazed window with attractive sea views.

**Bedroom 2 (4.02m x 3.05m)** – a double arranged as a twin with carpeted flooring, painted walls and ceiling and large sash effect double glazed window with dressing area adjacent, providing picturesque scenery as you get ready for the day.

**Bedroom 3 (3.43m x 3.15m)** – a double arranged as a twin fitted out with carpeted flooring, painted walls and ceiling, built in wardrobe and Velux roof light providing plenty of natural light.

**Bathroom (2.83m x 2.57m)** – a modern three piece bathroom suite with tile effect vinyl flooring, part tile/painted walls, painted ceiling, bath with electric shower unit, WC, wash hand basin, built in cupboard and opaque double glazed window.

## ACCOMMODATION

The property has the following approximate floor areas:

### Café/Bakery

Ground Floor	53.32m <sup>2</sup>	(574 sq ft)
First Floor	44.19m <sup>2</sup>	(476 sq ft)
Second Floor	75.41m <sup>2</sup>	(712 sq ft)
<b>Total Approximate Gross Internal Area</b>	<b>172.92m<sup>2</sup></b>	<b>(1,762 sq ft)</b>

N.B not measured by Edwin Thompson and approximations only.

### Bay View House

First Floor	48.58m <sup>2</sup>	(523 sq ft)
Second Floor	53.25m <sup>2</sup>	(573 sq ft)
<b>Total Approximate Gross Internal Area</b>	<b>101.83m<sup>2</sup></b>	<b>(1,096 sq ft)</b>

**Overall Approximate Gross Internal Area**      **274.75m<sup>2</sup>**      **(2,858 sq ft)**







### SERVICES

The Bakehouse and Bay View House are connected to mains electricity, water and the mains drainage system.

Heating to the apartment is from wall mounted electric radiators.

It should be noted that the services have not been tested and therefore should not be relied upon.

### RATEABLE VALUE

The Bakehouse is currently assessed with a Rateable Value of £9,400 and Bay View House with a Rateable Value of £2,500, therefore both elements benefitting from 100% small business rate relief for qualifying occupiers.

### ENERGY PERFORMANCE CERTIFICATE

The property has the following Energy Efficiency Ratings:

The Bakehouse - B41, expiring 17 June 2034.

Bay View House - E45, expiring 17 June 2034.

### TENANCY

The café and bakery is subject to a lease currently holding over at a rental of £17,000 per annum exclusive. The tenant is currently looking to retire and sell their business and therefore, there may be the opportunity to agree a new lease with a future operator or potentially acquire the business – further details available upon application.

### BAY VIEW HOUSE HOLIDAY LETTING BUSINESS

Bay View House is currently operated as a holiday let, primarily through its own dedicated website - <http://www.bayview-arnside.co.uk/>

The property generates a gross income of around £13,500 per annum, undertaken by the Owner's on an in-house basis and there is a strong potential to increase the income through wider advertising and potentially using a holiday letting agent.



## PROPOSAL

The land and property are available freehold (Title Number: CU113706) at a purchase price of £625,000.

## VAT

The Vendor has advised that the land and property are not elected for VAT and therefore VAT is not payable on the sale consideration.

## 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.

## 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

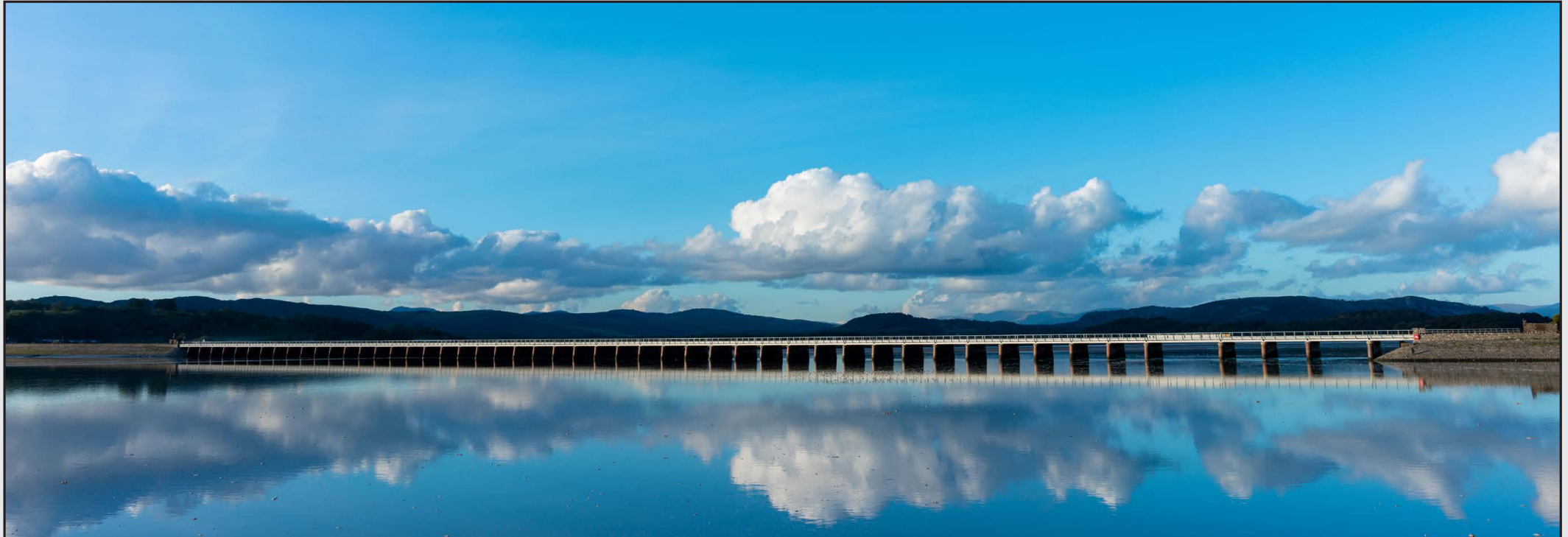
The property is available to view by prior appointment with Edwin Thompson LLP. Contact:

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Ellie Oakley – [eoakley@edwin-thompson.co.uk](mailto:eoakley@edwin-thompson.co.uk)

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