



Sheila's Cottage Restaurant

Ref: 6467073

The Slack, Ambleside, LA22 9DQ

Leasehold: £230,000, Annual Rent: £39,000

Central Ambleside location

T/O Y.E Jan 22 £425,924 (Closed 3.5 months)

Well known, trading since 1965

New lease granted 15 years at £39,000 PA

Covers for up to 70

2 bed owner's/manager's accommodation. Awaiting EPC



Description

Sheila's Cottage is a licensed restaurant tucked away down a quiet lane in the heart of Ambleside serving both lunch and evening meals. It prides itself on the wide selection of home cooked food sourced locally wherever possible. It has been run in its current form for the duration of tenure under our clients.

Ambleside is one of the jewels in the Lake Districts crown and is well positioned to attract many of the 20 million tourists that visit the national park annually. The town lies at the top of Lake Windermere, England's largest lake and is only 5 miles from Windermere train station to the South and 17 miles from the historic market town of Keswick to the North.



Internal Details

The restaurant entrance is accessed directly from the lane and once inside you'll find an eclectic mix of original old features, complemented by modern lighting and air conditioning with the dining areas split over two floors.

The ground floor area for circa 30 covers offers many original features including a fireplace. The upper floor is accessed via wide stairs and houses the second and larger dining area offering covers for up to circa 40. The kitchens and customer toilets can also be found on this level.

Ancillary areas include an office, a commercial kitchen, a preparation room, large walk in fridge, store room and staff toilet.

The top floor is where the manager's accommodation can be found.

Fixtures & Fittings

All fixtures and fittings are to be included within the sale however any items that are owned by a third party or personal to our clients will be exempt.



External Details

Sheila's Cottage has a delightful Lakeland slate façade with very little outside space to tend to making it extremely low maintenance.

Owner's Accommodation

Accessed via the restaurant or via the external rear door, the private accommodation is well presented and offers two bedrooms, a living room, kitchen and shower room. The manager currently occupies the apartment.

The Opportunity

The current leaseholders have retained the lease for 24 years and in that time have made significant improvements to the building and the business ensuring that year after year it continues to thrive.

They are looking to sell the lease due to retirement and offer the opportunity for the new tenant to run a well-established popular and profitable business in Ambleside town centre. The business is in great order and ready to continue trading immediately.

Whilst the business continues to trade well and would be an excellent opportunity to run a thriving restaurant, we believe alternative use as a shop, either in part or as a whole, would not require the need for a change of use application.



Trading Information

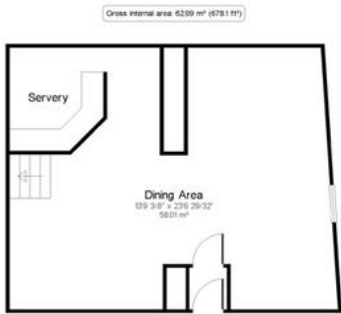
Turnover for year end January 2022 £425,924
Turnover for year end January 2021 £262,659
Turnover for year end January 2020 £453,991
Turnover for year end January 2019 £447,750

Further information can be provided to seriously interested parties.

Tenancy

A new 15 year lease would be granted under terms to be agreed, at an annual rent of £39,000.

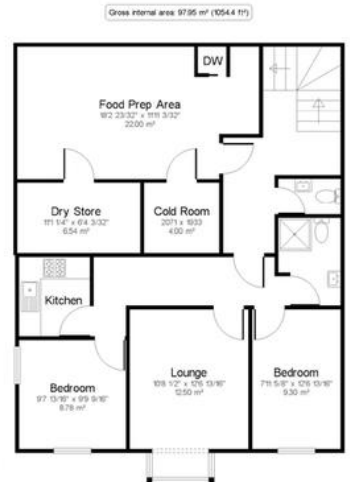




Lower Ground Floor



Upper Ground Floor



1st Floor

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189