



## Derwent Walker

Ref: 5665000

19 Lake Road, Keswick, CA12 5BS

Leasehold: £189,950, Annual Rent: £35,000

Turnkey cocktail bar & restaurant

Affluent central Keswick desired location

Turnover for YE Nov 2022 - £364,138

Gross Profit for YE Nov 2022 - £243,781

Restaurant with 36 covers

Outdoor seating. Licensed to 12:30am Fri/Sat. Energy Rating D



A traditional two storey mid-terrace of brick elevations beneath a predominantly pitched tiled roof line.

The property offers spacious ground floor trading area as predominantly a drinks and welcome area with the 36 cover restaurant to the first floor and trade kitchen to the second floor.

Please click [Here](#) for Virtual Tour.



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### Location

This well fitted bar and restaurant is situated upon Lake Road, occupying a prominent trading position in the affluent and desirable central Keswick location. It is also surrounded by other complimentary commercial properties and businesses.

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### Internal Details

A bar and restaurant (44), large wooden bar servery with high stools, feature tiled flooring, free-standing tables & chairs, and a combination of tiled and exposed brick walling. The property offers full height double glazed windows, and paving seating, to the front elevation.

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### Ground Floor

Ground Floor - lounge bar and welcome area served by a wooden topped bar servery. A majority of feature tiled flooring with freestanding tables and chairs with tiled walls.

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### Other Floors

First Floor - 36 cover restaurant, with wooden floors and an eclectic mix of feature tiled walls and exposed brick, and ladies and gents WCs to the rear of the property.

Second Floor - Trade kitchen and storage area

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### Ancillary Areas

Ground floor: Beer cellar and drinks storage area

First Floor: Ladies & gents W/C

Top Floor: Trade kitchen and additional storage areas

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### External Details

Pavement licence for pavement seating area which offers an additional 8 covers.





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### The Opportunity

Derwent Walker cocktail bar and restaurant, which is currently run under management is being offered in turnkey condition in order for the current operators to focus on ventures.

The business has traded as one of the areas most popular and vibrant cocktail bar & restaurant, rated 5 stars on Trip Advisor.

For further details on menus and offers, please see the business' dedicated website: [Derwent Walker](#)

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### Tenure

The business has the benefit of a 20 year free of tie lease from 2008, subject to a passing rent of £35,000 + VAT per annum.

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### Trading Information

YE Nov 2022 accounts show an annual turnover of £364,138.

Detailed trading information will be made available post viewing, via the agent.

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### Trading Hours

The current trading hours are Tuesday - Saturday 4pm - 10pm.

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### Staff

The business is presently run under management with a compliment of both full and part-time staff.



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### 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.

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### Business Rates

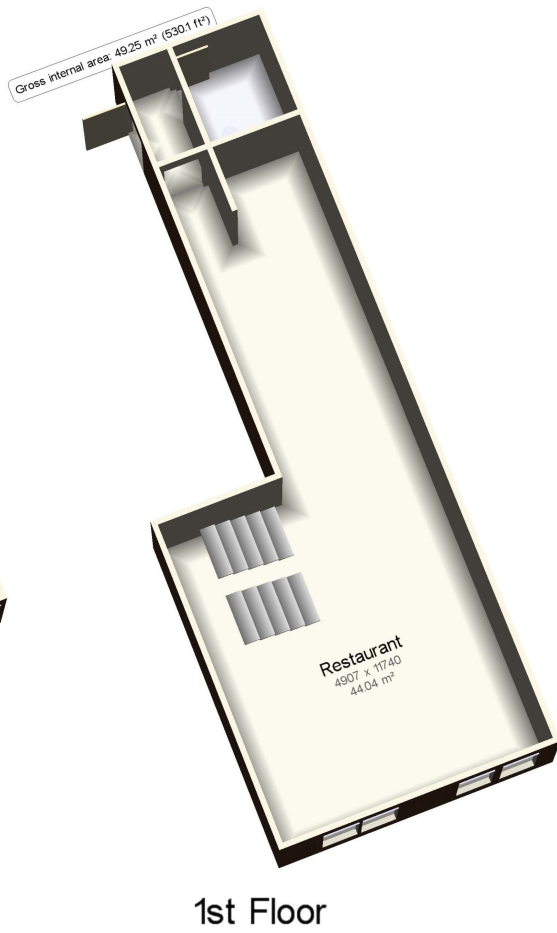
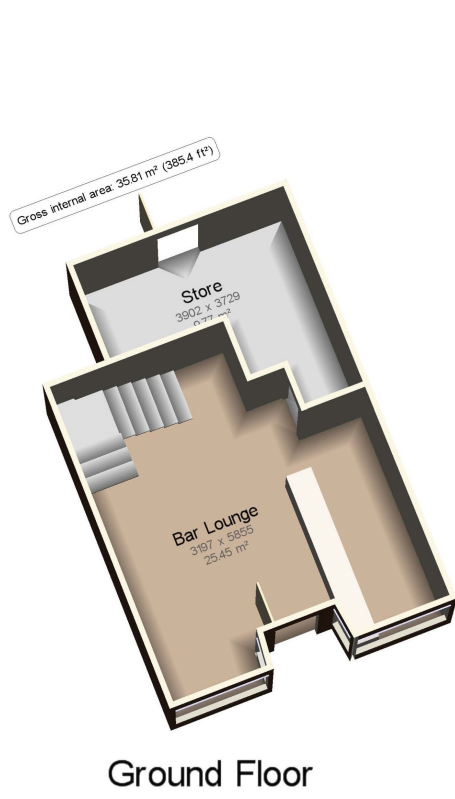
The Rateable Value is £16,750 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

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### Regulatory

Premises licence.





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## 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:

### Anthony Meadowcroft

Business Agent (Retail)

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Leeds



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.



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