



# THE WATERHEAD SHELL SHOP

Waterhead, Ambleside, LA22 0EY



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# THE WATERHEAD SHELL SHOP

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Waterhead Shell Shop is located at Waterhead in Ambleside, in the Westmorland and Furness district of Cumbria.

The shop is located in a prime location and enjoys excellent frontage onto the Waterhead Pier and is an established shop selling tropical seashells, jewellery, gemstones, fossils, Philippine handicrafts and souvenirs.

The attractive town of Ambleside is situated at the northern end of Lake Windermere, 13 miles north west of Kendal and 20 miles from Junction 36 of the M6.

Waterhead benefits from all year round trade and enjoys excellent footfall due to its prominent position next to the Pier where you can find steamers and launches which sail throughout the year.



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5/6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

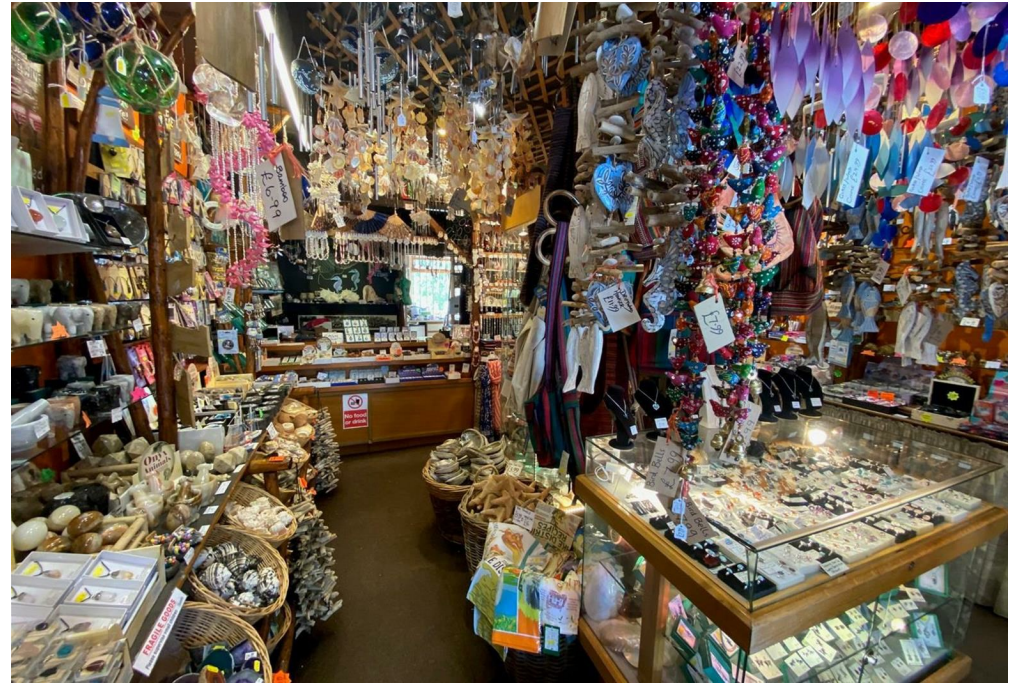
4QL

01748 829203

[richmond@gscgrays.co.uk](mailto:richmond@gscgrays.co.uk)

GSCGRAYS.CO.UK

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### THE PREMISES

The premises currently operates as a retail shop selling tropical seashells, jewellery, gemstones and fossils, Philippine handicrafts and souvenirs. The shop enjoys excellent frontage onto the Waterhead Pier.

The retail area has plenty of display areas and a counter area to the rear. Behind the counter there is a small kitchen area, WC and a door leading to the rear of the premises. There is also a storage area within the loft.

The premises also come with the benefit of a car parking space which is at the rear of the Fish & Chip shop next door.

It is understood, the premises provide a net internal floor area of 41.1 sq m (442 sq ft).

EPC rating:- D

### THE BUSINESS

The existing business provides a well-established shell shop which benefits from a prime retail location next to the Waterhead Pier in Ambleside. The shop has been established for 45 years and has been run and developed by the current owners, who are selling due to retirement. The shop can be open 7 days a week.

### TRADING ACCOUNTS

Three years of audited trading accounts are available upon request for serious interested parties, subject to client approval.

### SERVICES

The property is connected to mains electricity, water and the mains drainage/sewage system.

### PROPOSAL

The property is currently held leasehold and is subject to a renewal lease dated 25th March 2020 expiring 2030, with a current rent at £10,475 per annum on FRI terms.

The business is available at a guide price of £75,000 exclusive for the business goodwill. Stock will be sold subject to valuation at the sale date.

### VAT

All figures quoted are exclusive of VAT where applicable.

### RATEABLE VALUE

It is understood from the Valuation Office website, that the premises have a Rateable Value of £7,600.

### LEGAL COSTS

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

### VIEWING


All viewings should be made through the sole agent, GSC Grays. Please contact Suzie Barron / Emily Martin to arrange.

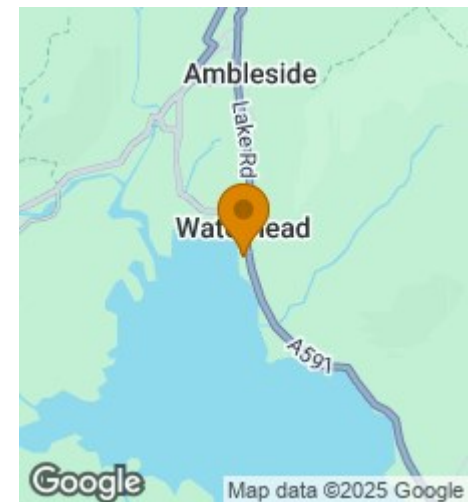
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.