

FREEHOLD RESTAURANT BUSINESS FOR SALE WHITEHAVEN

The Glasshouse
41-42 Duke Street
Whitehaven
CA28 7NP

Edwin
Thompson



- Contemporary style cocktail bar and restaurant – full trade inventory in-situ & included
- Ground and first floor bar/restaurant/function room
- 2nd floor owner/manager flat
- Public car-park nearby
- Exciting fusion menus – 5* ratings with great reviews
- Fully trading business with scope for increasing turnover
- Excellent turnover and profits from 3 day trade – business development opportunities

Guide Price £170,000



Ref: K4694123

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BUSINESS DESCRIPTION

This is a 70 cover restaurant with a mixed clientele of private and business patrons. The restaurant, formerly the Ship Inn, has been refitted to high modern standard and represents fantastic value for money to anyone wanting to walk into a ready made business.

It is the combined freehold property and business that is for sale. The business includes an inventory of quality fixtures and fittings as well as stock. The business currently trades 3 days per week, 365 days per year, serving from midday through to midnight. The fayre on offer includes lunches, afternoon tea and supper. There is a clear opportunity to develop the business.

The establishment is presently run by the proprietor, with two further full/part-time employees and other part-time employees according to demand. There are no TUPE issues arising.

This business requires dedication to maintain the high standards that have been set and with other business commitments pending, the proprietor is seeking to offer this genuinely great opportunity to another at a very reasonable price to encourage continuity of the business.

Accounts will usually be made available after viewing.

PRICE

The entirety of the property and business, including the fixtures and fittings etc, of this successful town centre business is offered at £170,000.

LOCATION

The Glasshouse is situated towards the south eastern end of the A5094, Duke Street, close to its junction with Scotch Street, with convenient public parking nearby. Whitehaven is busy, historic town with a population of 25,000 and an excellent range of good local shops and other businesses together with its renowned port and marina. Keswick is 25 miles east and Seascale 12 miles to the south.

PROPERTY

The property is a mid-terrace, three storey, Georgian property, with rendered elevations incorporating upvc windows and set beneath a pitched slate roof.

ACCOMMODATION

- Ground floor – fully fitted bar/ 35 cover restaurant + WC's, pot-wash area and store
- First Floor – 35 cover restaurant / function room. Kitchen – compact and fully fitted.
- Second floor – 2 bedrooms, bathroom, sitting room, dining room.

SERVICES

Mains water, gas, drainage and electricity are connected. Gas boiler provides hot water and central heating off twin circuitry.

LICENCES

There is a current Premises Licences that will transfer on sale and the purchase will require a Personal Licence in order to continue the business. There is an entertainment licence until 2am. Food hygiene certification has been awarded.

RATING ASSESSMENT

The property is assessed to have a rateable value of £8,100 in the 2017 Rating List.

VAT

The purchaser will be liable for any vat payable on the purchase.

Viewing Arrangements

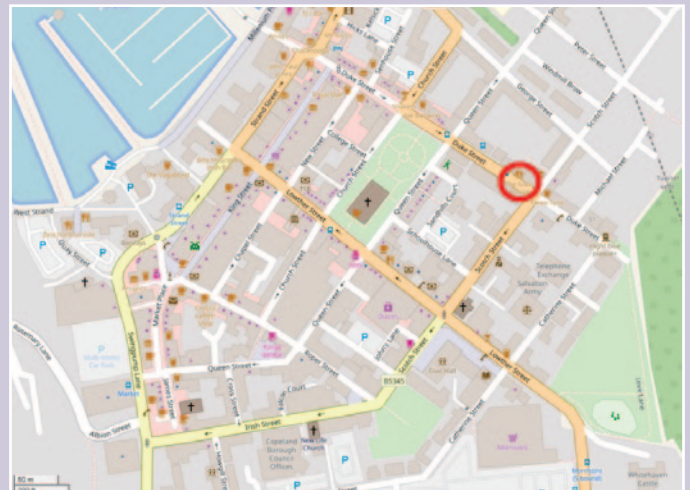
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Date of Particulars:

October 2018

Ref:

K4694123



Regulated by RICS



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