

BUSINESS FOR SALE WITH LEASEHOLD PROPERTY

BAR METRO.
91 Main Street
Keswick

Edwin
Thompson



The property is situated in an excellent trading location on a prominent corner location at the junction of Main Street and Tithebarn Street. Nearby retailers include Fat Face, Field and Trek, Trespass, Pitlochry and Blacks and the location benefits from an excellent pedestrian flow being situated between Booths Supermarket, the Coach Station and in close proximity to the Museum Square Shopping Centre.

Zoopla.co.uk

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REF: K4794206

28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin Thompson



Leasehold premises.

Fully fitted and trading Certificate of Excellence 2016 - 2019 Winner restaurant business for sale.

Themed bar & grill on main arterial thoroughfare into Keswick Town Centre.

Description

A trendy modern bar & grill serving Mexican and American food that caters for special diets including vegetarian, vegan and gluten free cuisine within a three-storey town centre property. Open 7 day per week during season for lunch and dinner. Children and pet friendly.

Directions

Travelling east along Main Street from Crosthwaite Road or High Hill on the way into Keswick centre, at the mini roundabout, the Bar Metro sign is clearly visible on the gable wall of the building amidst a number of local independent traders.

Accommodation:

The property has the following approximate areas and dimensions: -

Gross frontage	6.74 m
Internal width	6.09 m
Return frontage	3.65 m
Shop depth	9.9 m
Ground floor bar/restaurant	56.6 sq m
First floor restaurant	48.12 sq m



Services

Mains gas, water, electricity and drainage are connected to the property. Heating is provided by a gas fired boiler.

Agent's Note

The business is offered as a going concern including the full trade inventory with stock valuation to be agreed at point of sale.

Rates

By reference to the Valuation Office Agency website, we understand that the property is assessed for business rates at £19,250.

Lease

Dated 20th June 2014. Full repairing and insuring lease for a term expiring on 19th June 2024. Current rent £18,000 per annum exclusive. Permitted use café or such other within Class A3.

EPC

The property has an Energy Performance Asset Rating within band D.

Costs

Each party will bear their own costs incurred in the transaction.

VAT

Rent quoted is exclusive of VAT if applicable.

Viewings

Strictly by appointment through Edwin Thompson LLP.
K.Mitchell@edwin-thompson.co.uk

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Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

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