

TO LET

'Beatfords' **7 Lowther Went** **Cockermouth** **Cumbria** **CA13 9RT**



- **BUSINESS FOR SALE with LEASEHOLD PROPERTY**
- **£1250 per Calender Month**

The property is situated in a well-established trading location within a small shopping centre in the heart of Cockermouth a short distant from the anchor tenant, Wilko.

Cockermouth is well known for its speciality shops, galleries and eateries and Beatfords is one of the best-known Tearooms in the Town. The business has traded under the same ownership for many years resulting om excellent trading figures achieved by a good mix of local and visitors and with the reputation of the current owner providing very well-regarded homemade fayre.

Brief Résumé

- Leasehold premises £15,000 per annum
- Fully fitted and trading and excellent reputation in Cockermouth Town Centre
- Café/ Tearoom with 60 covers in spacious layout
- Business returns good profit on turnover in excess of £200,000

Description

A popular daytime café serving good quality food with an emphasis on 'homemade'. Special diets including vegetarian are catered for. A traditional tearoom Open 6 days per week during season for breakfast, brunch and lunch.

Directions

Travelling east along Main Street and just short of Station Street turn right into the pedestrian alley whereupon 'Beatfords' is on the right hand side. By car, turn off South Street into the Wilko car park and Lowther Went shopping centre is clearly visible.

Accommodation:

The property has undergone a thorough refurbishment including replacement of equipment in recent times and presents in excellent order.

Approximate floor areas:

Tearoom:	142 sq.m
Kitchen	19 sq.m
Male & Female WC's	5 sq.m
Total	166 sq.m

To the rear of the premises are two designated parking spaces with two additional permissive spaces adjacent.

Services

Mains gas, water, electricity and drainage are connected to the property.

Agent's Notes

The business is offered as a going concern including the full trade inventory with stock valuation to be agreed at point of sale. Full accounts will be made available to interested parties usually following inspection.

Rates

By reference to the Valuation Office Agency website, we understand that the property is assessed for business rates at £16,750.

Lease

Dated 22nd August 2013. 12 year term expiring on 24th March 2025. Internal repairing with landlord responsible for external repairs and insuring with the costs recoverable through a service charge. The current basic rent payable is £15,000 per annum (£1,250 per calendar month) exclusive of service charge. Permitted use coffee shop and restaurant. The service charge is currently in the order of £667 per annum.

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.

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