



HACKNEY  
& LEIGH

## Windermere

£96,800

Brambles Cafe Bar, 15 Main Road, Windermere, Cumbria, LA23 1DX

A superb leasehold cafe bar in the heart of Windermere village offering covers for up to 34 in total, in a stylish setting and the added benefit of a canopied outdoor seating area. The business is offered with top quality equipment, modern décor and 2 kitchen areas.

### Quick Overview

- A thriving leasehold Café Bar
- Situated in a fabulous central location
- Separate ladies and gents WC's
- Brilliant fixtures, fittings and commercial equipment
- Great rate of repeat business and regular clientele
- Alcohol license
- Opportunity to increase opening days and times

\*Superfast Broadband Speed of 80Mbps



D



Superfast  
Broadband



On Road  
Parking

Property Reference: W6014



Dining area



Dining area



Serving area



Kitchen 1

**Description:** A fantastic opportunity to purchase this thriving cosy Café Bar in central Windermere with excellent footfall and a brilliant reputation. Offered on the remainder of a 5 year lease this business would be ideal for someone looking for a new venture with a great existing customer base. There is scope for the new owner to increase the income of this business by opening increasing opening hours if so desired. The license is for 7 days a week 9am to 9pm and the current owner operates 5 days a week 10am to 5pm.

On approaching the café it is easy to see what entices in the customers, a pleasant, welcoming and tidy exterior with modern tables and chairs plus the canopy and heaters currently up to 16 clients to enjoy dining outside in all weathers. Inside the stylish décor with wood flooring and exposed brick walls create a cosy yet spacious dining area for currently 18 people, teamed with quality fixtures, fittings and equipment making this lovely café ready for the new owners to walk in and start trading immediately.

The serving area offers a fantastic glazed refrigerator display unit ideal for drinks and cakes, 2 undercounter drinks fridges and 1 undercounter fridge, Lincat water boiler, La Marzocco professional coffee machine, commercial coffee grinder and shelving to the walls. Behind the serving area is the main kitchen, again offering ample space, shelving and fantastic commercial equipment of 2 fridges, 1 freezer, Merrychef high speed oven, Buffalo hob, Electrolux dishwasher and Samsung microwave. Laminate worktops and large stainless steel sink unit plus a draft beer pump (not currently used).

To the lower ground floor is another very useful kitchen with stainless steel sink and worktops, fridge, Whirlpool microwave, Logik oven, Indesit oven and Klarstein ice maker plus a large storage/preparation area with 2 chest freezers, ice cream freezer, meat slicer and freestanding stainless steel unit.

To the outside are the WC's, there are separate gents and ladies WC's with wash hand basins. There is also an area for the bins to be sorted and access around the side of the property.

**Location:** Centrally located on the main thoroughfare of Windermere village the perfect prime location for passing trade.

On entering Windermere village on New Road from Bowness and continuing on Main Road, Brambles café bar can be found a short way on the right hand side after the

ironmongers.

Accommodation (with approximate measurements)

Ground Floor

Dining Area 19' 11" x 11' 8" Max (6.07m x 3.56m)

Kitchen 1 8' 8" x 6' 7" (2.64m x 2.01m)

Stairs to:

Lower Ground Floor

Kitchen 2 10' 8" x 7' 7" (3.25m x 2.31m)

Storage/Preparation Area 11' 10" x 10' 8" (3.61m x 3.25m)  
Head height 6'1"

WC's

Property Information:

Services Mains electricity, water and drainage.

Tenure Leasehold. Subject to the remainder of a 15 year lease dated the 27th May 2014. Current rent is £625 per month (payable quarterly). A copy of the lease is available for inspection at the office.

Business Rates Westmorland and Furness Council:  
Rateable value of £7,600 with the amount payable being £3,792.40. The current owner receives smalls business rates relief and pays £0.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Windermere Sales Office.

What3Words ///buggy.improves.pulse

Notes \*Checked on <https://checker.ofcom.org.uk> 19th October 2023 - not verified.



Kitchen 2



Storage area



Outside seating area

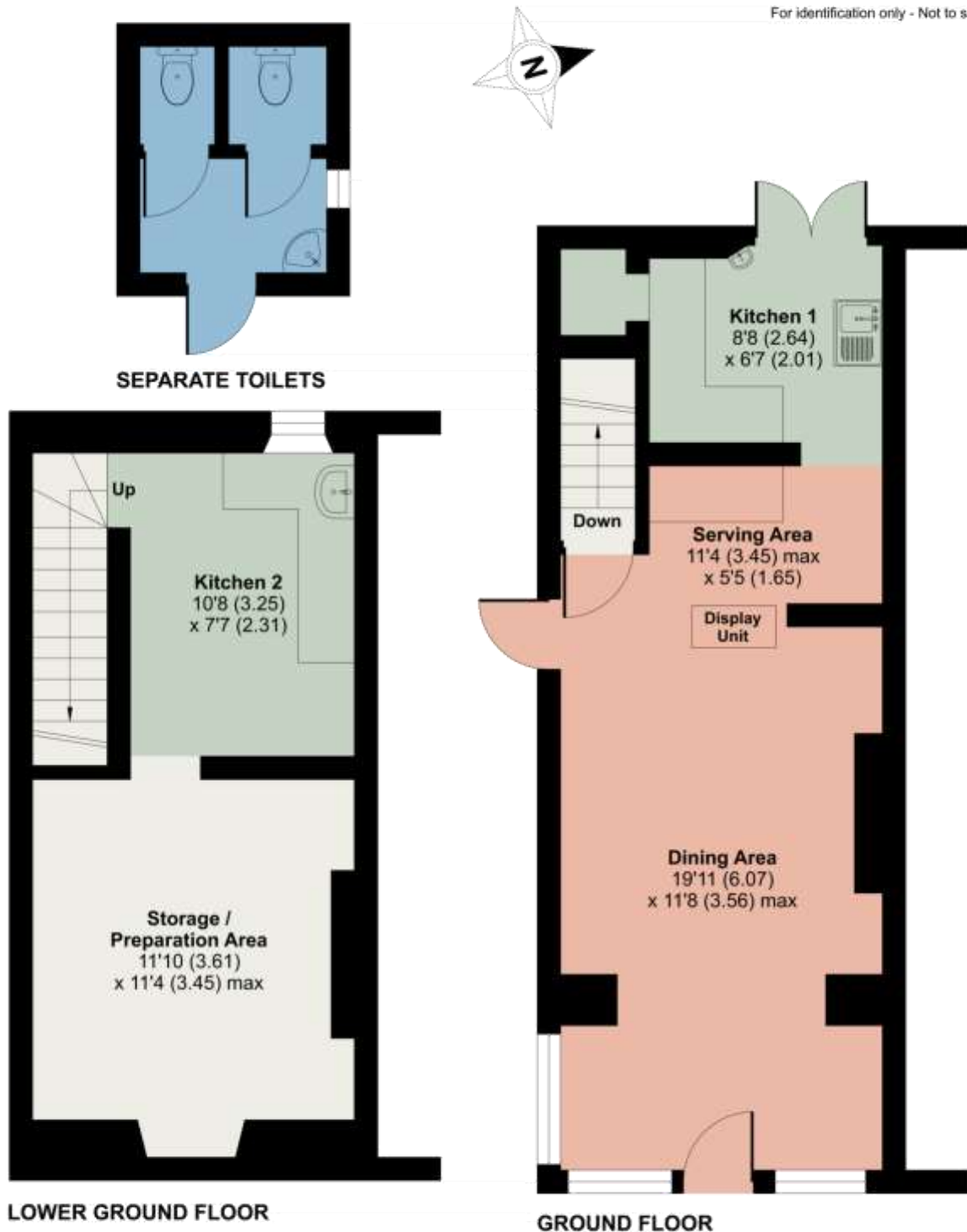
# Brambles Cafe, Main Road, Windermere

Approximate Area = 652 sq ft / 60.6 sq m

Separate Toilets = 54 sq ft / 5 sq m

Total = 706 sq ft / 65.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1049249

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