





Beresford's

Beresford Road, Windermere, LA23 2JG

In the heart of the picturesque Lake District in a prominent main road location between the village's centres of Bowness and Windermere, Beresford's Restaurant and Bar presents an exceptional opportunity for those seeking a fantastic business venture combined with residential prospects. This freehold sale encompasses not only the well-established restaurant and bar but also 2 x two bedroom flats situated above, offering a unique blend of commercial and residential potential.

Quick Overview

Restaurant with separate basement cafe/
bar area

To include all appliances

Option to purchase 2 x self contained two
bedroom flats above the restaurant

Outside seating area



Location

Prominently positioned on the corner of Lake Road and Beresford Road, towards the top of the ever popular tourist village of Bowness On Windermere being on the main road leading from Windermere to Bowness.

The Restaurant

Beresford's is renowned for its warm hospitality and cuisine, making it a beloved destination for both locals and tourists alike. The restaurant boasts a spacious dining area, tastefully decorated to reflect the rustic charm of the Lake District. With its inviting atmosphere and a menu that celebrates locally sourced ingredients, Beresford's has built a loyal customer base and a stellar reputation.





The Bar

The lower bar offers a cosy and convivial setting, perfect for enjoying a pint of local ale or a glass of fine wine, creating a welcoming space for patrons to relax and unwind.



The Flats

Above the restaurant, you'll find 2x two-bedroom flats. Each flat offers comfortable living spaces and provide an excellent opportunity for owner-occupiers or as rental properties, further enhancing the investment potential of this offering.

Flat 1 Craig-y-Don

Living Room
18' 11" x 18' (5.77m x 5.49m)

Kitchen
8' 1" x 6' 10" (2.46m x 2.08m)

Bedroom 1
11' 10" x 10' 4" (3.61m x 3.15m)

Bedroom 2
7' 10" x 11' 4" (2.39m x 3.45m)

Flat 2 Craig-y-Don

Living Room
18' x 15' 4" (5.49m x 4.67m)

Kitchen
18' x 9' 6" (5.49m x 2.9m)

Bedroom 1
14' 5" x 11' 10" (4.39m x 3.61m)

Bedroom 2
8' 10" x 5' 5" (2.69m x 1.65m)





A Perfect Opportunity

Specifications

Restaurant / Bar
38'8" max x 27'0" max
(11.79m x 8.23m)

Open Gallery Style Kitchen
18'6" x 16'9" max
(5.63m x 5.11m)
plus 10' x 9'6"

Outside
17' 3" x 7' 0" (5.26m x 2.13m)

Basement Café / Bar
37'4" x 17'7" (11.38m x 5.36m)

Situated in the vibrant town of Bowness-on-Windermere, Beresford's benefits from a prime location with high foot traffic and easy access to local attractions. The Lake District's natural beauty and outdoor activities draw visitors year-round, ensuring a steady stream of customers to the restaurant and pub.

This is a rare opportunity to acquire a trading business with residential accommodation in one of the UK's most sought-after locations. Don't miss your chance to own a piece of Windermere's charm and hospitality.

The business has been trading for over 21 years in its present capacity and the owner is looking to retire from catering. The ground floor has a large dining area capable of seating 50 comfortably, with bar, fully equipped commercial kitchen and having separate ladies, gents and disabled toilets. The basement bar area (which is capable of running separately if desired) seats 30 and has ladies and gents toilets and is ideal for private functions.

Stock is available separately and will be discussed at the time of sale.

Important Information

Services:
Beresfords: Mains gas, water, drainage and electricity. Both the basement café/ bar and the restaurant at Beresfords are run on separate boilers.

Flats: Mains electric, gas, water and drainage. Vaillant gas fired combination boiler providing central heating and hot water. Double glazed windows. Please note that Flat 1 has no gas to the property and does not have double glazed windows.

Tenure:
Freehold. Vacant possession upon completion.

Beresfords Business Rates:
Rateable Value of £20,000 with the amount payable of £9,800 for 2024/25. Small business rates applicable.

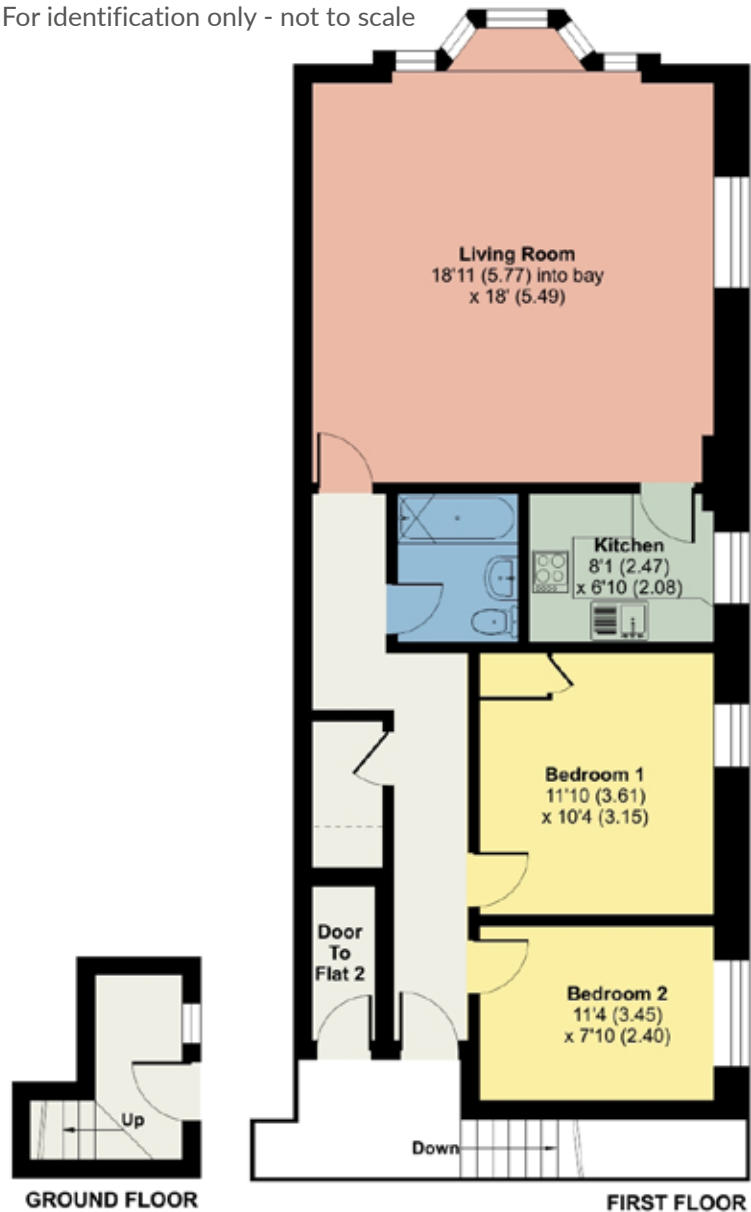
Council Tax:
Westmorland and Furness Council - Band C.

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

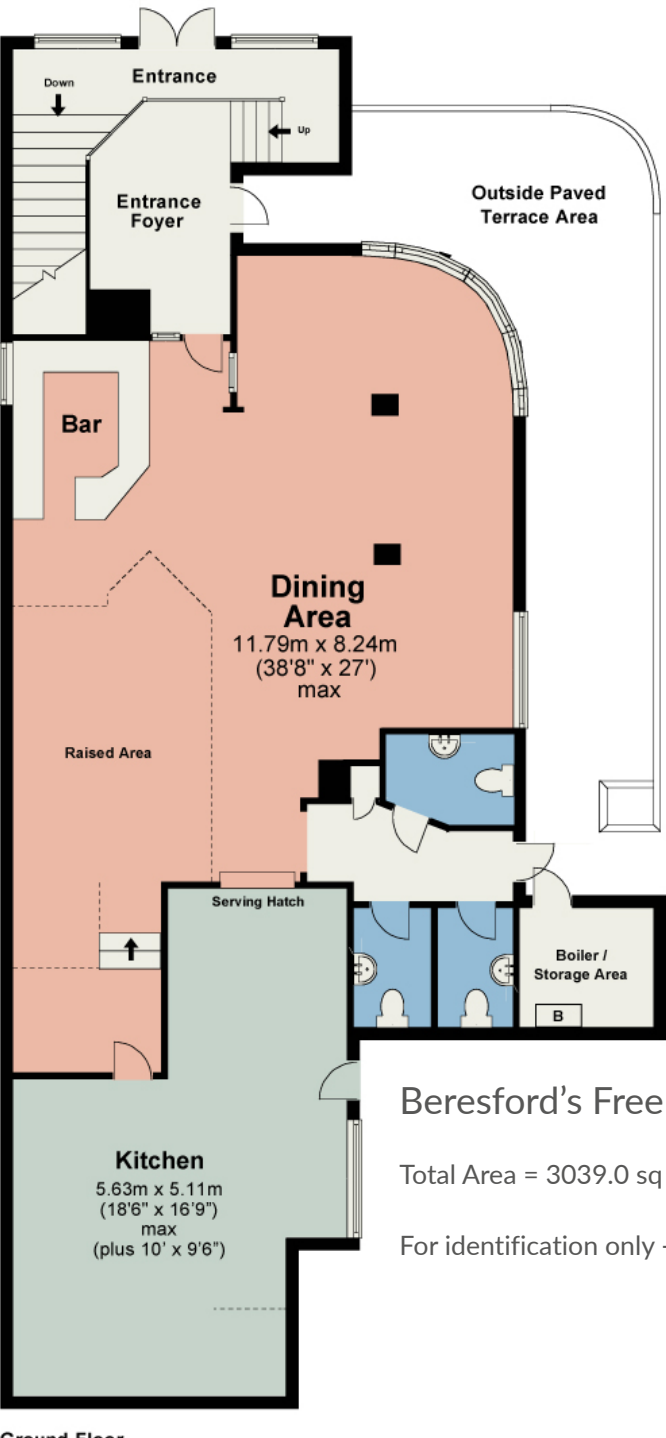
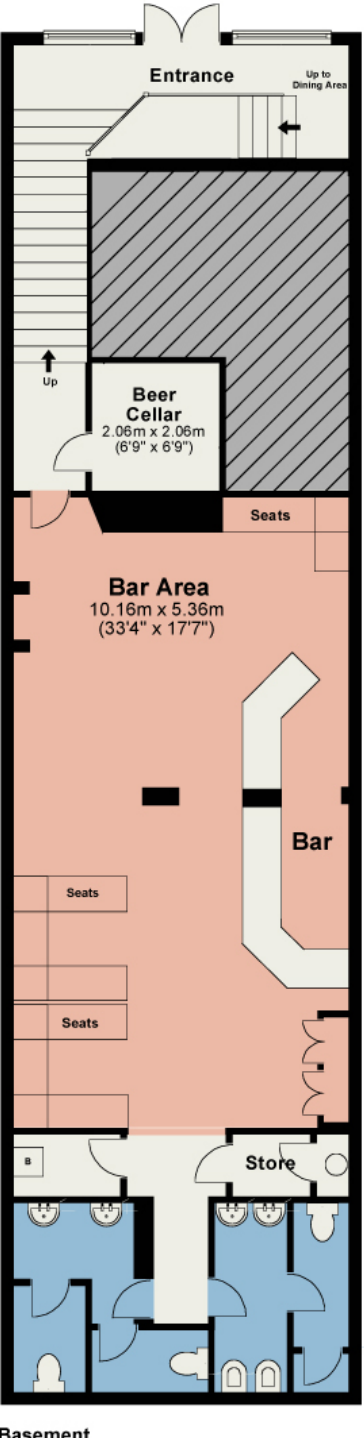
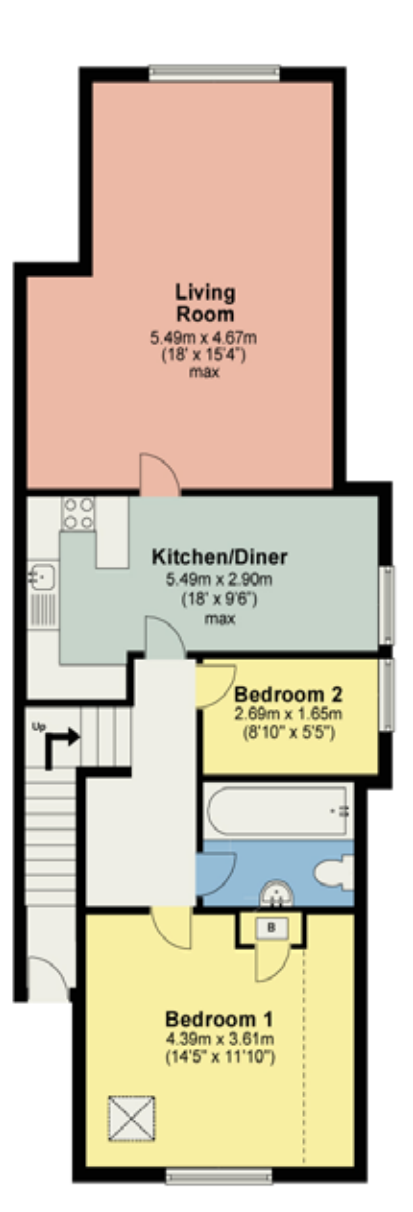
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Flat 1 Craig Y Don
Approximate Area = 840 sq ft / 78 sq m (exclude flat 2 door)
Limited Use Area(s) = 6 sq ft / 0.5 sq m
Total = 846 sq ft / 78.5 sq m

For identification only - not to scale



Flat 2 Craig Y Don
Total Area = 763.8 sq ft / 71 sq m
For identification only - not to scale



Beresford's Freehold
Total Area = 3039.0 sq ft / 282.3 sq m
For identification only - not to scale

Viewings

Strictly by appointment with Hackney & Leigh Windermere Office.

To view contact our Windermere office:

Call us on 015394 44461

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