



**HACKNEY  
& LEIGH**

## Ambleside

**£385,000**

2a and 2b Cheapside, Ambleside, Cumbria, LA22 0AB

A superb freehold investment opportunity!

A Grade II listed building, prominently placed in beautiful Ambleside - the ground floor premises are offered as a going concern, with the advantage of a 3/4 bedroomed apartment (for either own occupation, long term or holiday letting) offered with vacant possession spread over the three storeys above.

### Quick Overview

Superb freehold investment opportunity  
Café/Take Away (offered as a going concern)  
Excellent central location close to amenities  
Ground floor commercial kitchen/WC  
Bright first and second floor living accommodation  
3 bedrooms/ 1 reception  
1 breakfast kitchen /2 modern bathrooms  
Gas central heating  
No chain  
Superfast broadband available



3/4



2



1



D



Superfast  
Broadband  
Available



Roadside and  
Public Car Parking

Property Reference: AM4142



2a Commercial Area



2a Commercial Area



2a Commercial Kitchen



2a Commercial Kitchen/Servery

The ground floor is dedicated to the commercial space, presently let to Tacos on a new three year lease from June 2025 at £7,800 per annum, and consists of servery take away counter area, L shaped informal seating, and a commercial kitchen space with useful under stair storage area and a WC cloakroom.

Stairs from the entrance porch lead to the living accommodation on the upper three floors. The breakfast kitchen on the first floor is bright and welcoming being part tiled with wall and base units and having complementary work surfaces incorporating a stainless steel sink and a half with drainer and mixer tap over. Integrated appliances include a Lamona 4 ring gas hob, separate electric oven and extractor over. Benefitting from having space to dine whilst admiring the view of historic central Ambleside beyond, in particular that of the historic Market Hall, the Grade II listed building opposite, a fascinating building dating from 1863. The wide window seat here lends itself perfectly to a bit of people watching.

To the second floor is a reception room (currently utilised as an additional bedroom - the choice is yours), a bedroom and a modern shower room. Part tiled with a three piece suite comprising a Mira shower, pedestal wash hand basin and WC. A heated ladder style towel rail/ radiator ensures warm towel are always to hand.

Stairs from the landing here lead to the third floor where there are two further bedrooms, one being in the eaves and featuring characterful exposed timbers. Additionally there is a shower room on this floor too, being part tiled with a Mira shower, pedestal wash hand basin, and WC, as well as a heated ladder style towel rail/ radiator.

All in all, this is a wonderful opportunity for an investor, whether as residential letting to long term tenants, staff accommodation or perhaps one amazing family home - come and see for yourself.

**Location** Ambleside itself is a bustling market town, the very hub of The Lake District National Park, busy all year round with tourists and yet also enjoying a thriving resident population which includes students at the University of Cumbria. The region boasts a steady and virtually all year round tourist industry, which no doubt contributes to making this popular little market town the thriving hub which it is today.

Located close to the main car parks the premises combine being both right in amongst the activity yet select enough in its location to set itself apart.

### Accommodation (with approximate dimensions)

**Entrance Porch** Stairs to upper floors.

### 2a Tacos

**Commercial Take Away Area** 12' 0" x 11' 5" (3.66m x 3.48m)

**Commercial Kitchen** 10' 1" x 9' 5" (3.07m x 2.87m) External door to the rear of premises.

**WC**

**First Floor**

**Landing** Stairs to second floor.

**Breakfast Kitchen** 11' 9" x 9' 5" (3.58m to bay x 2.87m max)

## Second Floor

**Landing** With integrated cupboard housing the Vaillant gas central heating boiler.

Stairs to third floor.

**Reception Room/Bedroom 4** 9' 7" x 8' 2" (2.92m x 2.49m)

**Bedroom 1** 12' 0" x 9' 9" (3.66m max x 2.97m)

**Shower Room**

## Third Floor

**Bedroom 2** 14' 8" x 11' 5" (4.47m max x 3.48m max)

**Bedroom 3** 11' 2" x 9' 3" (3.4m x 2.82m)

**Shower Room**

**Outside**

**Store** 9'5" x 7'3" (2.88m x 2.20m)

## Property Information

**Tenure** Freehold.

**Business Rates/ Council Tax** 2a Café - Business Rates - This has a rateable value of £3,200 with the amount payable to Westmorland and Furness District Council being £1,596.80. Small Business Rate Relief may be available.

2b Living Accommodation - Council Tax Band B

**Services** The property is connected to mains gas, electricity, water and drainage.  
Gas central heating to radiators.

**Mobile Services** Likely service from EE, O2 and Three, limited from Vodafone.

5G is predicted to be available around this location from the following providers: EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

**Broadband** Superfast Broadband available - Openreach network.

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

**Anti Money Laundering** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



2b Breakfast Kitchen



2b Dining Area



2b Bedroom 1



2b Reception Room/ Bedroom 4

## 2a & 2b Cheapside, Ambleside, LA22

Denotes restricted  
head height

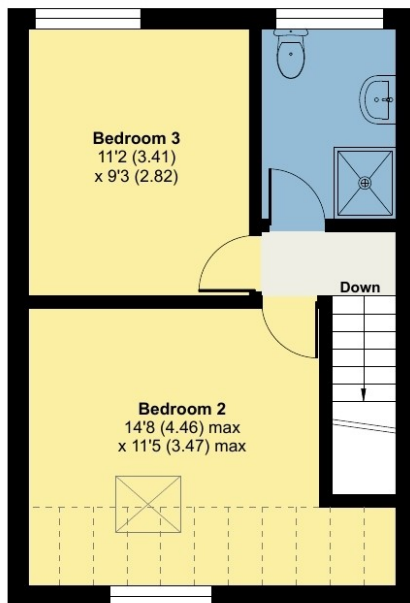
Approximate Area = 1116 sq ft / 103.6 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

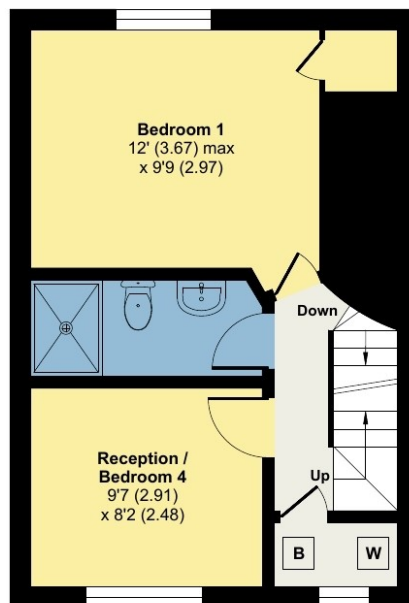
Outbuilding = 71 sq ft / 6.5 sq m

Total = 1236 sq ft / 114.6 sq m

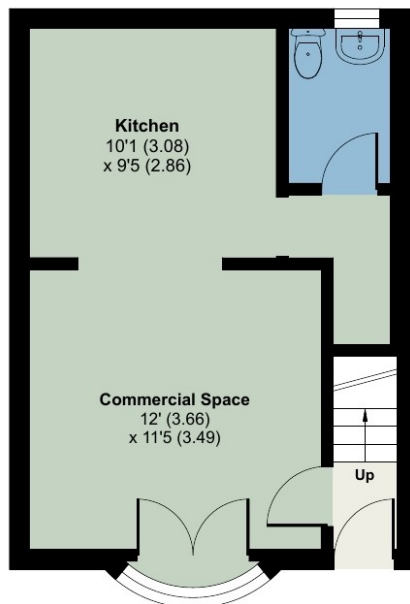
For identification only - Not to scale



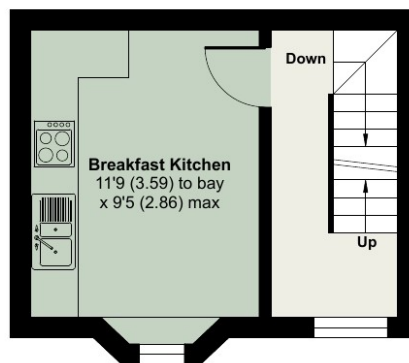
THIRD FLOOR



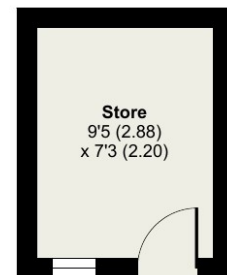
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hackney & Leigh. REF: 1299784

**Directions** From our office head towards the centre of the town and on foot walk between the former Barclays Bank building - now Grain, and the Market Hall and Cheapside will be seen straight ahead.

**What3Words** ///folks.staining.silly

**Viewings** Strictly by appointment with Hackney & Leigh.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 06/06/2025.

Request a Viewing Online or Call 015394 32800