



Kirkby Lonsdale

£120,000

7 Market Square, Kirkby Lonsdale, Carnforth, LA6 2AN

A fantastic opportunity to purchase this thriving, stylish Café and Wine Merchant in the centre of Kirkby Lonsdale with excellent year-round footfall and a stellar reputation, both locally and online. The cafe has received a recent modern makeover, so this business would be ideal for someone looking to embark straightaway on a new venture with a strong existing customer base. There is scope for the new owner to build on the current business by capturing evening trade in this unique location. The cafe currently trades from 9am until 4pm for six days a week, but is licensed for 7 days a week, until 12am. The potential to expand this popular business is enormous for any new owner.

Quick Overview

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

Property Reference: KL3549



Description

On approaching the café it is easy to see what entices in the customers, a pleasant, welcoming and tidy exterior with a couple of tables and chairs to enjoy dining outside. Inside the stylish décor with wood flooring and beams create a cosy yet spacious dining area, 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 glazed refrigerator display unit ideal for displaying cakes, under counter fridges for cold drinks and space for coffee machine and drinks prep. Behind the serving area is the prep area and main kitchen, The kitchen is fully equipped with commercial fridges, freezer, dishwasher, oven, microwave and general cooking equipment.

There is a cellar with freezers, shelf units for storage and Induction hobs for kitchen prep.

The rear hall provides access to the separate gents and ladies WC's with wash hand basins and fire exit.

Location

Welcome to Kirkby Lonsdale, a picturesque Market Town located in Cumbria, well known for its stunning landscapes and historic charm. Kirkby Lonsdale offers a truly unique living experience; whether you enjoy long walks along the River Lune or exploring the nearby Yorkshire Dales National Park, there are endless opportunities for outdoor adventures.

Conveniently located close to a range of amenities, the town itself boasts a vibrant community with a selection of independent shops, cafes, restaurants, and traditional pubs. You'll also find essential services such as schools, a post office, and medical facilities within easy reach.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever popular Lakes District National Park.

Accommodation (with approximate measurements)

Front Seating 18' x 10' 6" (5.49m x 3.2m)

Seating 18' x 12' 6" (5.49m x 3.81m)

Wine Store 13' 9" x 9' 2" (4.19m x 2.79m)

Food Prep Area 7' 1" x 6' 11" (2.16m x 2.11m)

Kitchen 13' x 10' 3" (3.96m x 3.12m)

Property Information:

Services:

Mains gas, water, drainage and electricity.

Tenure:

Leasehold. Current rent is £1,600.00 per month. A copy of the lease is available for inspection at the office.

Business Rates:

Westmorland and Furness Council

Energy Performance Certificate:

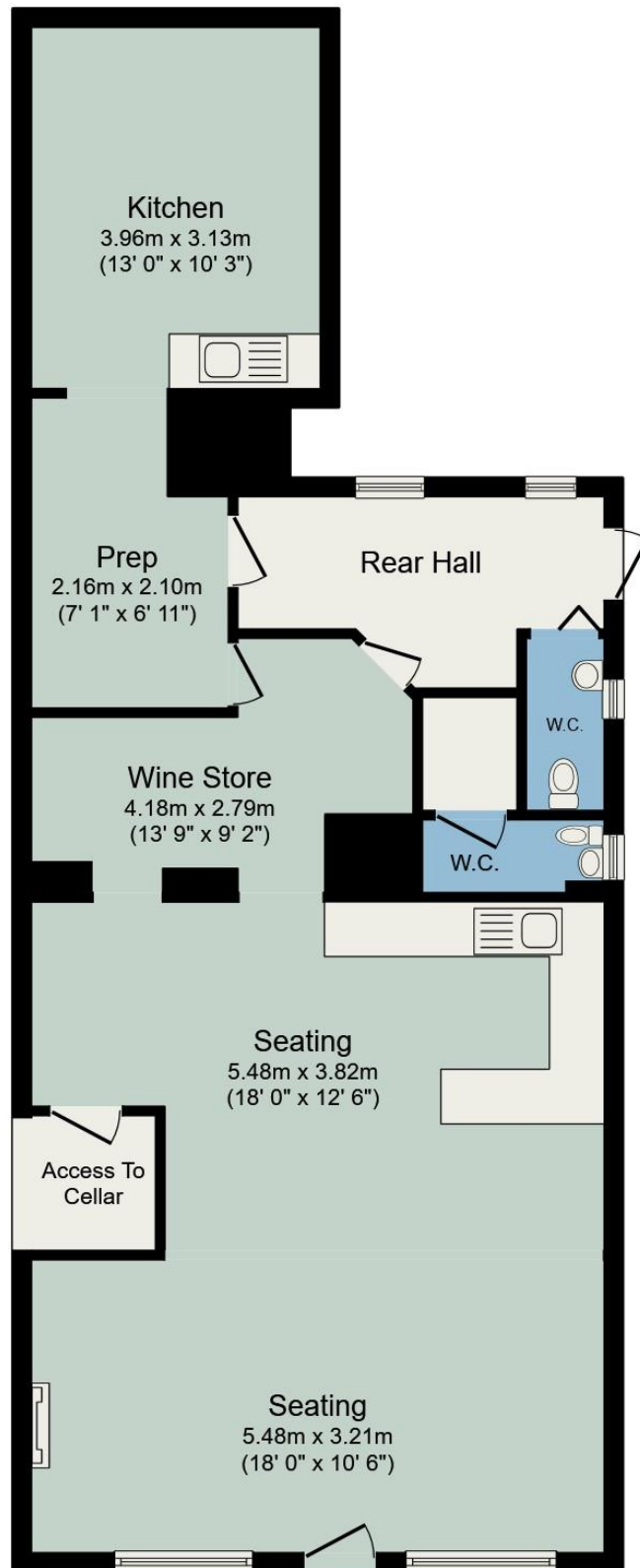
The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings:

Strictly by appointment with Hackney & Leigh Kirkby Office.



Kirkby Lonsdale, Carnforth



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