



# The Country Hut

St. Martins Square, Bowness-on-Windermere, LA23 3EF

Price £130,000 Leasehold Business

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Situated in the extremely popular town of Bowness-on-Windermere, The Country Hut is a café and cocktail bar in the heart of the beautiful Lake District that specialises in coffee by the day followed by cocktails in the evening. Centrally located at the top end of Ash Street overlooking the church, The Country Hut bar and café is easy to find and offers all you could want in a city style bar to drink and socialise. The intimate, atmospheric bar is ideal for couples wanting a romantic venue or a group of ladies out for cocktails. The Country Hut prides itself on its personal service and a comfortable patio outside offers a relaxed and sheltered al fresco experience.

The Country Hut is situated in the highly sought after "Honey Pot" location of Bowness-on-Windermere, with many bars, shops, restaurants and tourist attractions. One of the most popular Lake District tourist destinations home to one of England's largest natural lakes, Lake Windermere.

### Directions

From Windermere continue into Bowness village, down Crag Brow and across the mini roundabout. Turn next left into Kendal Road and The Country Hut can be found on the left hand side next to the Beatrix Potter shop.

### The Business

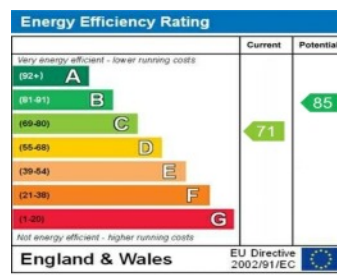
The Country Hut occupies the ground floor of a traditional, three story Lakeland stone end terrace property with the advantage of outdoor seating for up to twenty people at the front.

Over the years the property has been maintained and improved to create a charming, rustic country hut feel, featuring a fully tiled bar area and reclaimed wood planks along the walls. Comfortably seating up to 25 people inside the bar with the potential to increase the business by offering snacks and operating longer opening hours.

This highly profitable bar has been owned and operated by our client for 3 years and they have taken the decision to sell to pursue other interests.

Trade is drawn from both locals and tourists visiting the area. The owner has created and retained a well run business which will enable a smooth transition to a new operator.

Trading information provided by our clients, shows a gross turnover of £120,000. Further detailed information can be made available to seriously interested parties after a viewing.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

