



PRICE £175,000

**THE JOLLY FRYER, BURNESIDE,
KENDAL, LA9 6QT**

A superb business opportunity to acquire a successfully run fish and chip shop situated in the heart of Burneside Village. Boasting a standing customer service area, a separate kitchen, a yard area with separate outside WC and parking for one car. All equipment is included in the sale.



Cooking Area



DIRECTIONS

Entering Burneside from Kendal along Burneside Road, continue to the Village passing St Oswalds C of E Primary School on your left-hand side. Follow the road along passing The Jolly Anglers public house on your right hand side and shortly after you will find The Jolly Fryer set back from the road just before the Church.

LOCATION

Centrally located within Burneside Village, The Jolly Fryer is surrounded by a wide range of properties and local businesses. The convenient location is great for trade from James Cropper as well as local bus links from Kendal town centre.

DESCRIPTION

The Jolly Fryer has been a successfully run business by the current owners for the last 10 years and now provides a fantastic opportunity for further re-investment.

The customer area offers a standing service with a large display menu board and drink options. The shop boasts a two pan frying range and a stainless steel customer facing countertop with space for a till. To the far side there is a twin chip pan and four ring gas hob, a bain marie, burger grill and drinks fridge.

The kitchen has been fitted with a single drainer sink unit, a separate wash hand basin, stainless steel countertops and wall mounted storage units. The kitchen is equipped with a peeler, chipper, microwave, upright fridge, freezer and separate under-counter fridge. There is a rear access door opening onto a yard with access to an outside WC. In addition there is parking at the front for one car.

Any further information regarding the business accounts please contact the office, who are happy to help with any enquiries.

TENURE

Freehold.

PLEASE NOTE:-

The land in front of the shop is owned by Church View. There is a right to park one car.

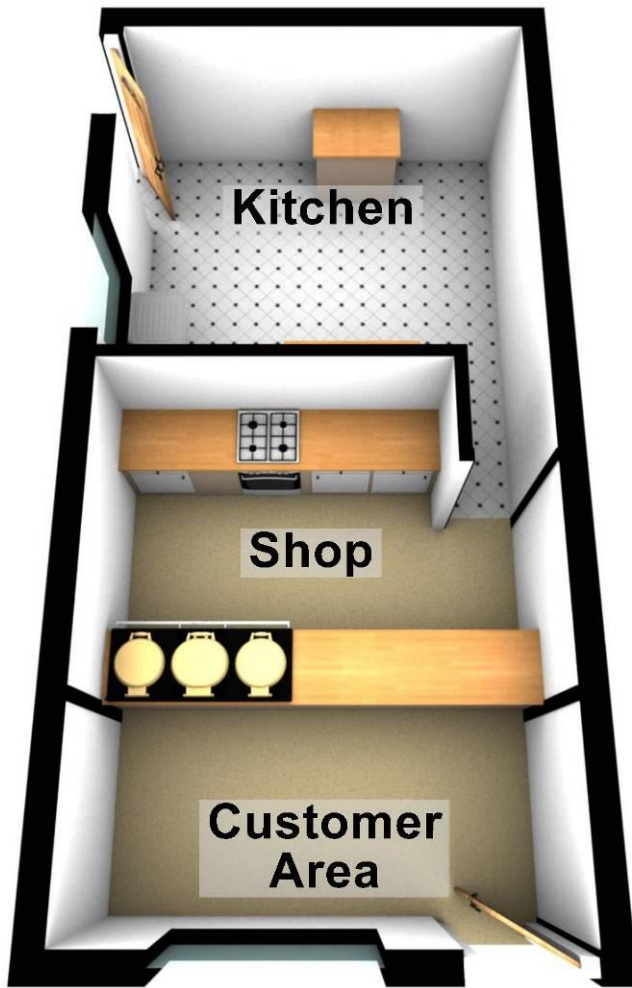
The rear yard is owned by The Jolly Fryer with a right of way for Church View to access. Where the wooden shed is at the top of the yard, that is owned by Church View and there is a right of way next to it for The Jolly Fryer to access the outside WC.



What we love about the property...

"A fantastic opportunity to run a successful business – please contact our sales office to view and help with any enquiries."

Property layout



ROOM MEASUREMENTS

Customer Area and Shop
10'9" (3.29 m) X 12'5" (3.81 m)
maximum measurements

Kitchen
10'11" (3.33 m) X 9'7" (2.94 m)

Your viewing appointment is on _____

Additional information

Council Tax Band: Rateable value TBC
Local Authority: South Lakeland District Council
Services: Mains gas, electricity and water.

EPC Rating = E

Your mortgage arrangements

Poolle Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poolle Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm.
Internet connection and speeds are available at <http://www.rightmove.co.uk/broadband-speed-in-my-area.html>