



3-4 Cheapside

Ambleside LA22 0AB

No ingoing. Annual rent £18,000

Situation

An ideal opportunity to acquire an excellent leasehold premises. The property has until recently been used as a popular and well regarded café/restaurant. Forming part of a Grade II listed property in the heart of this highly popular Lakeland town.

Description

The property extends to approximately 1000 square feet and has benefited from investment in recent years by the previous tenant including modernisation and refurbishment.

The premises are predominantly on the ground floor. Mainly consisting of an excellent kitchen, dining and sales area. The dining area can accommodate circa 30 covers. In addition there is a well equipped commercial kitchen including recently installed extractor system.

To the rear is a highly useful storage area and separate store room. The well appointed WC is situated on the first floor.

Although previously a café and a shop before that, the premises will suit a variety of interested parties as they are highly versatile and could be used for a number of different businesses.

Enviably positioned in the centre of this extremely busy Lakeland town in the Lake District National Park which is a now a UNESCO World heritage Centre. Enjoying high levels of visitors throughout the year. Also located amongst a variety of shops, cafes and restaurants etc. With various car parks and parking areas close at hand.

Directions

Following the one way system proceed along Rydal Road onto Lake Road turning left in between the former Barclays Bank and the Thai Restaurant and the property can be found to the rear on Cheapside.

What3words - ///voted.speared.shortens

Services

All mains services. Gas central heating

Tenure

Leasehold. We propose a new 6 year lease with 3 year Rent Reviews. The rent will commence at £18,000 pa. on IRI terms.

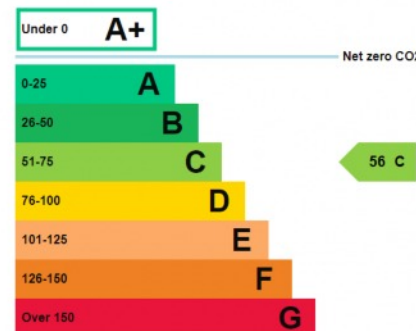
Rateable value

£14,000. Amount payable £6,986 This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority Westmorland & Furness District Council 01539 733333.



Energy rating and score

This property's energy rating is C.



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.

