

COMMERCIAL

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# Sun Cottage Chip Shop

Main Street, Hawkshead, LA22 0NT

Guide Price £150,000

# Sun Cottage Chip Shop

## Hawkshead

An excellent leasehold business opportunity, to acquire a well established and prominent chip shop business. Sun Cottage operates from a highly prominent premises situated in the centre of Hawkshead, within a traditional Lakeland building, which is spread over three floors offering a good degree of versatility with two floors of accommodation above with separate external access. This could accommodate two double bedrooms and spacious living/kitchen on the first floor.

Centrally located, the premises occupies an excellent trading position in the centre of Hawkshead, close to the main visitor car park. Hawkshead is one of the central Lakeland honey pots and attracts visitors all year round to enjoy the architecture and scenery of the village and the strong literary connections with William Wordsworth and Beatrix Potter.

An established business and the present owners have created a strong local and visitor trade. Although only operating 25 hours per week due to personal circumstance, there is an abundance of potential to significantly increase the turnover.







## Accommodation

### Ground Floor

Principle area with seating area if required. The kitchen area has a stainless steel counter and associated apparatus including substantial gas range fryer, chipper etc.

External steps leading to;

### First Floor

Hall way leading to;

### Kitchen/Living Room

A light and airy dual aspect room with views towards Latterbarrow. Basic base unit with sink unit.

### Bathroom

With three piece suite including duo bath, WC and wash hand basin. Partially paneled walls.

Leading to;

### Second Floor

Landing with wall mounted gas fired central heating boiler.

### Front Bedroom One

Spacious double room with attractive views towards Latterbarrow.

### Rear Bedroom Two

Double room.

## Outside

Numerous table and chairs accommodating 16 covers. With highly useful store housing freezers. Bin and oil collecting area.

## Tenure

The property is held on a secure commercial lease with an original term of 25 years from 2012 with 3 yearly rent reviews. The current rent is £13,500 per annum on an internal repairing and insuring terms.

## Business

Due to personal circumstances the business owners presently trade during the following hours; 12-2pm & 5pm – 8pm 5 days per week.

Currently trading under the VAT threshold although there is vast potential.

Accounts can be made available to genuine interested parties once viewed.

## Services

All mains services are connected. Gas Central Heating.

## Rateable Value

£8,900. Actual amount payable £4,423.30. This could be reduced if the purchaser is entitled to Small Business Rates Relief.

## Directions

As you enter Hawkshead from the North, turn right towards the main car park, continue along and turn first right at the Tourist Information Centre, Sun Cottage is then on the left hand side.

What3Words/// starfish.renew.absent



Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

950 ft<sup>2</sup>  
88.3 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

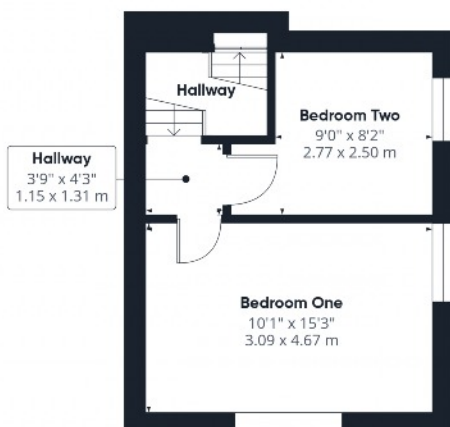
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 3 Building 1



Floor 0 Building 2



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.