

COMMERCIAL

MATTHEWS
BENJAMIN



The Priest Hole

Church Street, Ambleside, LA22 0UB

Guide Price £125,000 Leasehold

The Priest Hole

Church Street, Ambleside



The Priest Hole occupies a prominent position in a prime trading location in the centre of the popular Lake District village of Ambleside. Well known for its natural beauty and being at the “hub” of the Lake District for visitors it is an increasing popular base for a range of outdoor activities and shopping attracting visitors from all corners of the globe 12 months a year.



Description

The Priest Hole is a Grade II listed building and is part of one of the oldest buildings in Ambleside and dates in part from the 16th Century and is full of character and the original features create a wonderful atmosphere within the restaurant. The substantial building and seats 60 inside in two restaurant areas with a further 42 on the outside terrace. Held on a new renewable secure commercial lease the premises are well organised with everything you would expect of a busy restaurant of this size including a large well equipped commercial kitchen and bar with air conditioning in one of the dining rooms. The outdoor terrace is a valuable asset within the village and is partially covered by large umbrellas with heat lamps and lights. Private parking for two vehicles.

A great chance to acquire an established going concern Leasehold restaurant which trades all year round. In addition to the strong visitor trade there is an established local clientele. Sample menus can be found under the businesses website www.thepriesthole.co.uk



Business

The business has been trading under the same ownership for some 14 years and is a popular restaurant in Ambleside and has a well established turnover to match. Trading accounts will be made available to genuinely interested parties after a viewing. The business is held on a secure new renewable commercial lease with 12 years remaining. The passing rent is £38,722 per annum on a full repairing and insuring lease and with rent reviews every 3 years.



Viewing

The Priest Hole is a fully operational business, therefore all viewings are to be undertaken strictly by prior appointment with the agents.



Rateable value

£21,250. Amount payable £6,362. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from Westmorland and Furness District Council 01539 733333.



Services

Mains water, electric, gas and drainage.

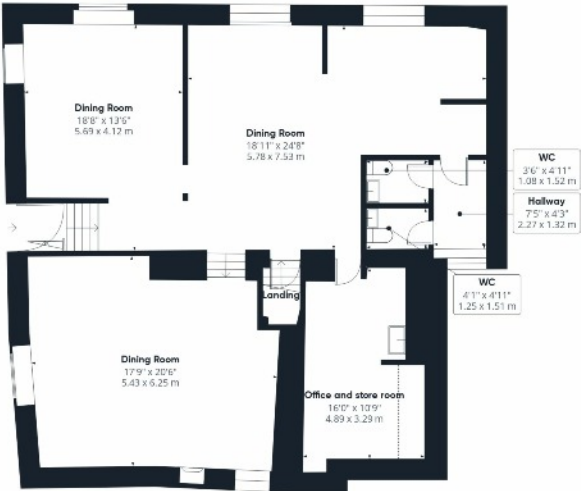
Tenure

Leasehold.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1800 ft²
167.3 m²

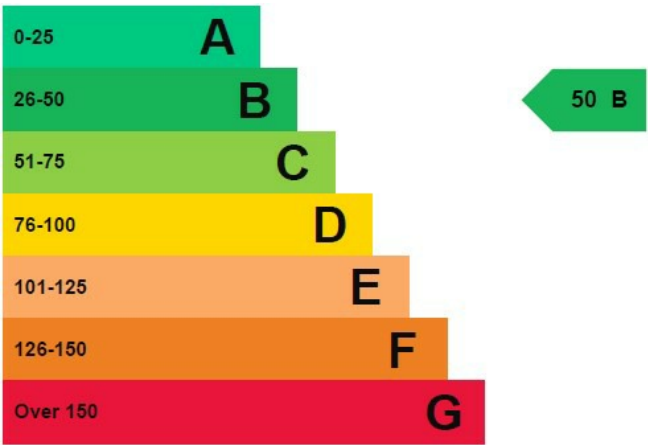
Reduced headroom
17 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.