COMMERCIAL

MATTHEWS BENJAMIN

Beck Steps Gallery

Grasmere, LA22 9SZ

Guide Price £69,950

Beck Steps Gallery

Grasmere

Sale of a well established and highly regarded leasehold business set in the Centre of this highly popular Lakeland village. Operating from prominent premises with large double bay windows.

The principal business is an art and craft gallery however it is also complimented by a highly successful and popular ice cream business with in the same unit, which is partially divided off from the main gallery. The area used for picture framing is also partially partioned off from the main gallery'

The gallery stocks original, high quality art and craftwork sourced from artists and crafts people in Cumbria and the UK. With a selection of work including ceramics, original artwork, prints, sculptures, local slate products, jewellery, furniture, hand printed textiles, silk scarves and much more.

There is scope to improve the business especially the picture framing element. The owners currently just frame pictures for gallery stock, but there is a significant untapped market for general picture framing in the area.

Prominently positioned on College Street in the Centre of this highly popular Lake District village adjacent to the village green and principal bus stop. Grasmere is one of the most popular destinations in the Lake District National Park made famous for its literary connections to William Wordsworth and the other Lakeland poets. Now a Unesco World Heritage Site which it is believed to attract circa 19 million visitors per annum.

The Business

A well established business which is being sold due to retirement. With impressive and healthy trading figures operating well above VAT threshold for both the Gallery and ice cream business. Accounts can be made available for genuinely interested parties who have viewed the property.
Operated as a husband and wife team with two permanent members of staff working four days a week each. There are some seasonal staff employed for the ice cream element. The owners are willing to provide a general handover for the business and also specific picture framing training, should the new owners require it. Stock is available to purchase at valuation.

The current business owners also rent a car parking space to the rear from the Landlord.

Services

Mains water electric and drainage.

Tenure

Leasehold

An original 12 year lease from 17th May 2020. Current rent of £19,992.00 on IRI terms with 3 year Rent Review and a break clause available in 2028.

Business Rates

£18,500. Actual amount payable £9,231.50. This could be reduced if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority Westmorland and Furness Lakeland District Council 01539 733333

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

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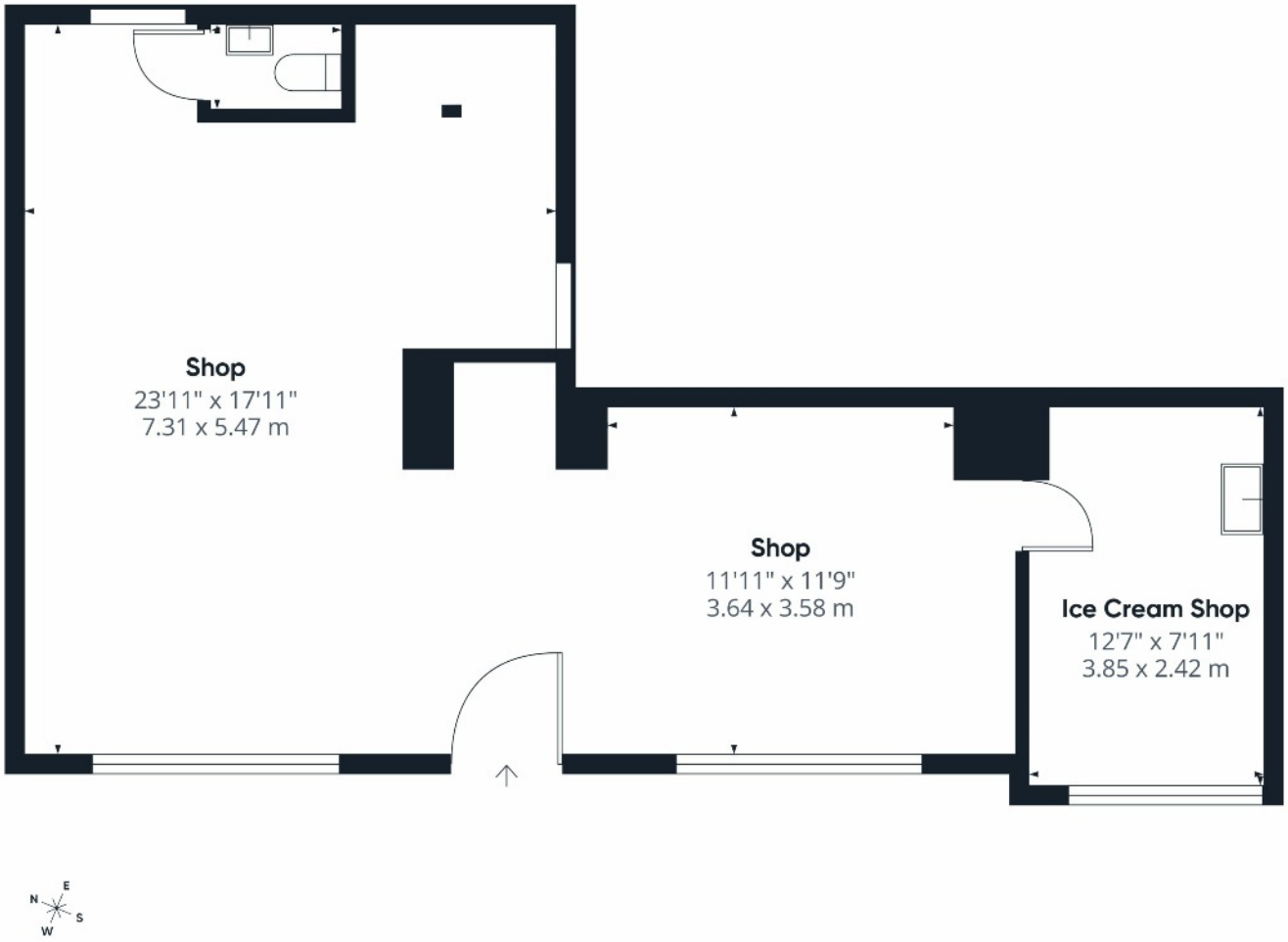

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Approximate total area(1)

722 ft²
67.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

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.

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