

OLD POST OFFICE CAFE

Hornby Road, Caton, Lancashire, LA2 9QW

FREEHOLD: FIXED PRICE - £425,000 | REF: 5665020

CHRISTIE & CO

Regulated by RICS

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KEY HIGHLIGHTS

- Proven lifestyle business
- Real opportunity to expand/add value
- Busy cafe with 14 covers plus 6 outside
- Prime village location on A683
- Excellent profit margins
- Self contained 3 bed apartment | Energy Ratings E & D

LOCATION

Prominently located in the heart of the village on the A683and easily accessible from junction 34 of the M6. The A683is the main route to the Yorkshire Dales and to the villages of the Lune valley. It is situated in the Trough of Bowland AONB with ample free parking available for passing trade. The immediate area is renowned for its natural beauty and outdoor pursuits, which attract a wide range of potential customers. Close to several holiday parks and 100m to the River Lune cycle/footpath that runs from Glasson Dock to Caton via Lancaster. The Crook O'Lune beauty spot is a short 10min walk along this path from the cafe.







DESCRIPTION

Attractive two storey double fronted building at the end of row of shops. Stone elevations beneath a pitched tiled slate roofline. The cafe has the advantage of a south facing terrace with a mature low maintenance planting scheme and heavy duty awnings. As the sheltered terrace is not over shadowed it is very popular throughout the year on sunny days.

Situated amongst other thriving local businesses and within a large catchment area. Loyal local customer base and the only cafe serving the villages of the lower Lune Valley. No other cafes, tea rooms or garden centres close by. To our knowledge the property has never suffered any flood damage and it is rated as a very low flood risk on the gov.uk website.

INTERNAL DETAILS

Open plan seating area (14) with both freestanding and fixed seating. Artisan look and feel with the use of natural materials and vintage furniture. Double aspect windows in the seating area providing natural light.

GROUND FLOOR

Cafe accommodates the full length of the front of theground floor comprising customer seating, professionalkitchen, staff toilet and dry store.

Around the back of the property there is a separate rearentrance to the large self contained accommodation withthe kitchen, utility room, washroom and dining room to theground floor and stairs leading to the first floor.

OTHER FLOORS

Stairway to 1st floor comprising three bedrooms, bathroom with bath and separate shower cubicle and large lounge with views.

FIXTURES & FITTINGS

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

The barista equipment and SumUp EPOS system is included. Everything is very clean, well maintained and regularly serviced.

LETTING ACCOMMODATION

The property benefits from a very spacious, three bedroomed flat configured over the ground floor and first floor. Entrance to the flat is completely separate to the cafe, ensuring that it can be let independently of the cafe. Currently offered with vacant possession having previously being a residential letting. The EPC rating for the accommodation is D.

EXTERNAL DETAILS

To the front of the cafe there is an enclosed south facing outdoor seating area for six covers with mature planting, pedestrian ramp, parasol stand and two shade awnings.

The living accommodation has an independent entrance, which is accessed via the yard at the rear of the property.













THE OPPORTUNITY

The business has been owned by our clients for a number of years and is being offered for sale due to both relocation and retirement. It has gained a fantastic reputation for speciality coffee, home baking and fresh food.

The business currently trades over three days (Friday - Sunday) whereas a new operator could easily increase trade with extended opening. Super flexibility to change and adapt the business to suit owners, not hindered by existing business arrangements. Opportunity to add value through expansion. Benefits from a hot food take away licence. Booker Wholesale and major supermarkets are all within a 15 minute drive from the premises.

Perfect as a lifestyle business with the Lake District and Yorkshire Dales National Park only half an hour drive away. Choice of two Primary schools in the village and located in the catchment area for well regarded Secondary schools in both Lancaster and Kirkby Lonsdale.

LETTING INTERNAL DETAILS

The accommodation is spread out over two floors with gas fired central heating and double glazed throughout. It benefits from high ceilings, spacious rooms and good views from the first floor. Given that the property is set back from the main road and the position of the roundabout in combination with the pelican crossing, noise is negligible.

STAFF

Currently run solely by husband and wife team without staff. Low overheads mean this is a genuine lifestyle business with the flexibility to increase hours, take on staff if desired or even create a seasonal business to maximise work life balance.

PLANNING PERMISSIONS

Pre-application advice has been given that indicates that extending the commercial area into the residential ground floor would be acceptable. This would allow for an increase in internal covers, a customer WC, larger commercial kitchen, improved storage area and access from the rear. A suitable suggestion avoiding extensive structural alterations is given on the alternative floor plan no.2. Favourable pre-application advice was also given for the option of converting the cafe into a fish & chip shop.

TRADING INFORMATION

2025/26 accounts show a turnover of £59,047 and net profit of £35,656. The potential residential flat rental income is in the region of £12,000 to £14,400. Since opening the cafe in 2021/22 there has been a significant year on year increase in both turnover and profitability.

TENURE

Freehold



BUSINESS RATES

The Rateable Value is £4,350 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

The premises are classed as a cafe and takeaway A3/A5. There are valid safety certificates for the espresso machine, boiler and the electrical wiring. The EPC rating for the cafe is E.




Gross internal area: 84.55 m² (910.1 ft²)
Dining
2709 x 2476
6.71 m²
Utility
2152 x 2481
5.34 m²
Toilet
Store
Dining
3305 x 3568
13.70 m²
Kitchen
3548 x 2806
9.95 m²
Store
1686 x 957
1.61 m²
Cafe
4504 x 3008
13.71 m²
Kitchen
3548 x 3008
10.49 m²
Ground Floor
Gross internal area: 90.35 m² (972.5 ft²)
Bathroom
1936 x 4384
8.57 m²
Bedroom
2880 x 2342
6.70 m²
Bedroom
3396 x 3557
11.08 m²
Lounge
4626 x 3695
16.38 m²
Bedroom
3396 x 3626
12.31 m²
1st Floor
BakerLile


Gross internal area: 83.57 m² (899.5 ft²)
Kitchen
2709 x 2476
6.71 m²
Store
2152 x 2481
5.34 m²
Toilet
Dining
3305 x 3568
13.70 m²
Store
Kitchen
3548 x 3863
10.51 m²
Cafe
8052 x 3008
24.75 m²
Ground Floor
Gross internal area: 90.35 m² (972.5 ft²)
Bathroom
1936 x 4384
8.57 m²
Bedroom
2880 x 2342
6.70 m²
Bedroom
3396 x 3557
11.08 m²
Lounge
4626 x 3695
16.38 m²
Bedroom
3396 x 3626
12.31 m²
1st Floor
National Commercial Property
Compliance & Marketing
Energy Performance Certificates
(EPC's)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Elevated Property Photography
Asbestos Management Reports Fire
Risk Assessment Reports
Drone Photography
DO NOT SCALE THIS DRAWING
BakerLile
Project
Floor Plans
The Old Post Office Cafe
3 Hornby Road
Caton
Lancaster
LA2 9QW
Drawing Title: Floor Plan
Drawing Size: @A1

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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