



Freshers Café

Unit 3, The Courtyard, Rothay Road, Ambleside, LA22 0EE

Guide Price £99,950

Freshers Cafe is a well regarded and long established business. Situated on the edge of the town centre, set amongst a healthy mix of other traders, that is well placed attracting an excellent blend of local and visitor trade. Ambleside is highly popular and extremely busy Lakeland town in the Lake District National Park which is now an UNESCO World Heritage Centre which enjoys high levels of visitors throughout the year. The position also enables high levels of footfall past the front door.

A highly popular and very well established Leasehold business operating as a successful restaurant selling a delightful range of homemade food including a variety of cakes, with warming teas and coffee.

A highly regarded and popular business with a healthy mixture of both local and visitor trade throughout the year. This sale represents an excellent business opportunity to take over an already thriving successful business with excellent turnover and profit margins. The Business is sold with all fixtures and fittings and Stock at Valuation.

Enviably positioned and excellent lock up premises. Located in a superb position as the first café entering the village from the south part of a small development of 3 units set around an attractive courtyard design. With in an original substantial stone built Lakeland barn.

Conveniently positioned next to a carpark and only a short level walk to all the varied amenities of this highly popular Lakeland Town.

Business

Internally the property has seating for circa 22 with superb fully functioning commercial kitchen and serving area. Separate WC. Whilst externally there is additional seating for around 30 people. Excellent trading accounts available to genuine interested parties. Operating well in excess of the VAT threshold.

The business operates 11 months of the year and generally 6 day per week Tuesday to Sunday 9am – 5pm.

Staff

Currently operating with two full time staff and a small team of part time staff.

Tenure

Leasehold. An original 6 year lease from 28/8/2021. Current rent of £11,000 pa. On FRI terms. Rent review every three years.

Directions

On entering Ambleside on the A591 proceed through the traffic lights at Waterhead, continue past Hayes Garden Centre on the left. Proceed onto the one way system at Wansfell Road when you reach the bottom turn right onto Rothay Road and Freshers cafe is the on the left hand side slightly set back from the road.

Rateable Value

£13,750 with small business relief £1,800

Services

Mains water, electric and drainage.



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.

