



## Ambleside

**£275,000**

Daisys Cafe  
Central Buildings  
Ambleside  
Cumbria  
LA22 9BS

Offered as a fully equipped going concern with excellent self contained 4 double bedrooed living accommodation all on a 12 year lease from 2009 (with a new lease available on expiration) at a rental of £19,000 pa this superbly placed café enjoys an average net turnover in excess of £290,000 pa. The perfect lifestyle opportunity in the Lake District National Park.

Located opposite the famous Market Cross on the main thoroughfare through beautiful Ambleside these prominent premises could hardly be better positioned, combining a prominent central location with a great place to live.

Property Ref: AM3682







Cafe Seating Area



Commercial Kitchen



Commercial Kitchen

**Location** Prominently situated at the heart of the busy market town of Ambleside, an ever popular tourist destination in the Lake District National Park, this superb property occupies a main road position immediately opposite the Market Cross Shopping Development and is only a short stroll from the main public car parking areas.

**Description** Anyone who has ever contemplated a lifestyle change must at some time have wondered what it might be like to live and work in one of the most beautiful National Parks in the world. The English Lake District is a Unesco World Heritage Site and attracts over 47million tourist every year, spending, it is estimated, over £3 billion annually. The recent Unesco recognition and the weakness of the pound is only likely to significantly increase those numbers, and it will undoubtedly be the prime locations, such as on the main road in the centre of accessible hubs such as Ambleside, which will probably benefit the most. The region boasts an all year round tourist industry, which has no doubt contributed to the impressive average net turnover at Daisy's Café which is currently averaging in excess of £290,000 pa.

But a lifestyle change does not have to be all about the money, does it. A comfortable living does not amount to much without a comfortable life to go with it. The self contained living accommodation above Daisy's Café is suitably superb. There is a large first floor living room with very pleasant views, alongside an excellent fitted kitchen and a separate utility room. There are four superb double bedrooms over the two storeys above and the stunning bathroom is like something straight out of a luxury





Owners Kitchen

catalogue. With plenty of room for all of the family this is a property which will not disappoint.

We understand from the landlords agent that they would consider permitting the living accommodation being sublet for a suitable use such as holiday letting, subject to consent, which may be of great interest to investors. They may also consider a suitable change of use for the ground floor if desired.

The ground floor café itself includes a substantial 5.43 M frontage with a large display window and 40 covers and is supplemented by an excellent preparation room and a well equipped commercial kitchen all on the ground floor. There are ladies and gents w.c's and a large cellar below for storage, freezers and the like.

This excellent going concern is offered fully equipped for trading by way of an assignment of the existing 12 year lease from 2009 at an annual rental of £19,000 pa. We understand from verbal enquiry to the landlords agent that upon expiration of the existing lease, a new lease would be granted on similar terms starting at the same rent, and consideration would be given to granting a new lease immediately to the incoming tenant on the same terms.

#### Accommodation (with approximate dimensions)

##### Ground Floor

**Cafe** 28' 10" x 17' 4" (8.8 maxm x 5.43m) With a 5.43 M frontage overlooking The Market Cross and presently with 46 covers this excellent café space includes the service area and has a beamed



Owners Kitchen



Second Floor Landing



Bathroom



Bathroom

ceiling, two radiators, service counter, Lincat Hot Water dispenser, 24 pint milk dispenser, Lelit Guiletta coffee machine, Mazzer coffee grinder, Cater-Cool chiller cabinet, refrigerator, milkshake frother, till and telephone point.

**Commercial Kitchen** 11' 8" x 10' 11" (3.57m x 3.35 maxm) Being splendidly equipped and including a Blizzard triple chiller cabinet, heated gantry, Lincat bain marie, Lincat toastie/panini press, Infrico 3 compartment refrigerator with a prep top, Turbo fan Blue Seal microwave, Buffalo microwave, Samsung microwave, Lincat two ring gas hob and chrome griddle plate, Blue Seal Vee-ray gas twin fat fryer, stainless steel shelving, tiled walls and flooring, extraction unit, window and door to the rear.

**Preparation Area** 8' 9" x 7' 9" (2.67m x 2.38m) With a stainless steel twin bowl sink unit, Samic dishwasher, stainless steel work units and shelving, Mondial Elite refrigerator, large upright freezer, Manrose extractor fan, tiled flooring, Buffalo vegetable preparation unit and telephone point.

**Lower Ground Floor** 17' 4" x 16' 4" (5.3m x 5 overallm) The lower floor is sub-divided into three main sections and provides excellent storage space currently housing four freezer cabinets.

**Half Landing**

**Ladies WC** With a WC, wash hand basin and fold down baby changing unit.

**Gents WC** With a WC, and wash hand basin.



Utility Room

For a Viewing Call 015394 32800





Cafe Seating Area

#### First Floor

**Self Contained Owners Accommodation** The owners accommodation can either be accessed via the ground floor café or via an independent external staircase at the rear for complete independence.

**Landing** With space for coats and boots, and having stairs leading to second floor.

**Kitchen** 16' 4" x 8' 9" (5m x 2.68m) Light and airy with an attractive range of wall and base units with complimentary timber work surfaces, with an integrated stainless steel sink and a half with drainer and mixer tap with additional useful flexible spray hose. Integrated Hotpoint appliances include a microwave, double oven and separate four ring gas hob with extractor hood over, and a large fridge freezer. Having part tiled walls, space to dine, an integrated storage cupboard and an external part glazed double doors.

**Living Room** 17' 7" x 12' 5" (5.36m x 3.79m) A wonderfully light, welcoming and spacious room with views over Ambleside towards Loughrigg from the two large windows. Having ample space to relax with friends and family, and having two radiators for cooler evenings.

#### Second Floor

##### Half Landing

**Utility room** Part tiled and with a wash hand basin, and plumbing for an automatic washing machine.



Cafe Seating Area



Preparation Area





Sitting Room



Sitting Room



Bedroom 2

**Bathroom** A stylish, contemporary and spacious bathroom with modern fixtures and fittings having a four piece suite comprising a large glazed and tiled shower cubicle with Hudson Reed shower, a lovely shaped panel bath, WC, and a wash hand basin set within a useful storage unit. Also having an integrated linen storage cupboard, a radiator and a large heated ladder style towel rail.

**Bedroom 3** 14' 11" x 9' 6" (4.57m x 2.9m) A double room of character with an exposed stone wall with open fire place (no longer in use), and enjoying views over Ambleside. Having a radiator and built in storage cupboard.

**Half Landing** With window.

**Office/ Bedroom 4** 11' 8" x 7' 11" (3.56m x 2.43m) With timber floor this room is currently in use as an office but would be equally suited as an additional bedroom.

#### Third Floor

**Bedroom 1** 14' 9" x 9' 4" (4.5m x 2.86m) A lovely double room with wide silled window, ideal for sitting and relaxing with a book while enjoying views of the Fairfield Horseshoe and Wansfell. With an integrated storage cupboard and a radiator.

**Bedroom 2** 17' 9" x 16' 4" (5.43m x 5m) A spacious room in the eaves, with a Velux style window, gable window and a radiator.

**Services** The property is connected to mains gas, electricity, water and drainage.





Bedroom 3

**Tenure** Leasehold - This excellent going concern is offered fully equipped for trading by way of an assignment of the existing 12 year lease from 2009 at an annual rental of £19,000 pa. We understand from verbal enquiry to the landlords agent that upon expiration of the existing lease, a new lease would be granted on similar terms starting at the same rent, and consideration would be given to granting a new lease immediately to the incoming tenant on the same terms.

**Council Tax/ Business Rates** Owners Accommodation Council Tax Band D payable to South Lakeland District Council

**Business Rates.** Daisys café has a rateable value of £14,750 with the amount payable for 2019/20 being £7,242.25. Small business rate relief may be available.

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Ideal Holiday Letting Opportunity** The accommodation could also be utilised as a holiday let (subject to landlords permission), with Sykes Cottages (sykescottages.co.uk) expecting a gross income of between £30,400 and £33,600 in the first year or up to £35,200 if allowing short breaks.



Bedroom 2



Bathroom



Total area: approx. 238.0 sq. metres (2561.5 sq. feet)

For illustrative purposes only. Not to scale. REF: AM3682

**NOTE – Until 30th September 2021, VAT on hospitality businesses is only being charged at a rate of 5%**

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.