

Restaurant/Cafe

Hyde Harrington



For Sale

Yard 46
Branthwaite Brow
Kendal
LA9 4TX

954 Sq Ft
88.63 Sq M

Key Features

- Rare freehold opportunity
- Available with vacant possession
- Stunning Period Features
- Offers in region of £215,000
- Viewing essential



Yard 46 , Branthwaite Brow, Kendal , LA9 4TX

Description

A rare opportunity to purchase a substantial freehold double fronted courtyard property, set back within a stunning historic yard off Branthwaite Brow.

Dating back to c1600 this attractive and spacious property known as 'Yard 46' is currently used as a restaurant cafe/wine bar and is accessed via a charming original cobble stone thoroughfare. To the ground floor there is a delightful stone fireplace, customer dining area and bespoke food counter. Off this area is a small catering kitchen fitted with altro flooring, central heating boiler and velux windows, external stable doors lead to a staff office and WC. To the first floor is a further, character customer dining area with exposed beams and timber floors and further store area.

Externally there is a lovely private secluded yard area offering further outdoor seating, this is accessed off the cobbled path that leads from the Branthwaite Brow.

The property benefits from being re-wired and having gas central heating installed in 1999.

Offering an abundance of period features both internally and externally set in a highly desirable location this is an opportunity not to be missed.

The property currently offers covers for around 50 internally and 30 externally with the potential to increase, if desired.



Location

Located just off the historic cobbled Branthwaite Brow, 'Yard 46' is situated between the new Peter Rabbit Gift Store and Hogarths Watch and Gift Store. Branthwaite Brow is located just off Kendal's Market Place which is in the town centre. Kendal's main shopping centre is also just off Market Place.

Kendal is a popular Market town on the outskirts of the Lake District and is therefore an all year round busy tourist destination. Kendal currently has a resident population of c28,000 and has the benefit of a larger catchment area of lake district towns such at Windermere, only 8 miles away. Junction 36 of the M6 motorway is around 6 miles to the south of the property.

Accommodation

	Sq Ft	Sq M
GF Restaurant	263	24.43
Kitchen	80	7.43
Office	156	14.49
FF Restuarant	435	40.41
Total	934	86.76

Services

We understand that mains water, electricity and gas are laid on to the property.

Terms

The property is currently tenanted until October 2021. We understand the current tenants may wish to renegotiate their lease however there is also the opportunity to purchase the property with vacant possession. Fixtures and fittings will not form part of the sale.

EPC

Energy Performance Asset Rating: C

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

We understand the property is not elected for VAT.

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

Yard 46 , Branthwaite Brow, Kendal , LA9 4TX



Yard 46 , Branthwaite Brow, Kendal , LA9 4TX



Viewing and further information:
Caroline Millar
carolinemillar@hydeharrington.co.uk
91/93 Stricklandgate
Kendal
LA9 4RA
01539 740500
www.hydeharrington.co.uk

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

8. The description and photographs are for guidance only and are not a complete representation of the property.
9. Plans are not to scale, are for guidance only and do not form part of any contract.
10. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
11. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
12. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
13. Only those items referred to in the text of the particulars are included.
14. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.