



## Ambleside

**£75,000**

Gandhi's Cafe  
The Slack  
Ambleside  
Cumbria  
LA22 9DQ

If you are thinking of a change of lifestyle, or the prospect of a new challenge is tempting you, what could be better than being your own boss running a popular little café in the heart of Ambleside? Offered by way of an assignment of a 9 year lease expiring in 2027 at a rental of just £8,100 this is a great opportunity.

Gandhi's has a great reputation as a vegetarian and vegan café, popular with locals and visitors alike. Whilst the global pandemic did not make 2020 easy for anyone, it is clear that once the shackles are off, beautiful locations such as Ambleside will prove once again to be a honeypot attracting visitors all year round from around the world.

Property Ref: AM3768







Cafe



Cafe Entrance

**Location** Gandhis Cafe is very conveniently placed in the centre of the village with a wide variety of shops all within a short walk. The property can be accessed on foot via The Slack, having turned off Compston Road almost opposite Zefferellis Cinema. The Slack is a short one way road which links The Market Place with Compston Road.

**Description** Occupying an excellent location in the very heart of Ambleside, Gandhi's Café enjoys a splendid reputation both with locals and visitors alike for its wonderful vegetarian and vegan cuisine. Easily run and representing a great opportunity for anyone with their mind set on a new lifestyle in beautiful surroundings, or those simply seeking an excellent business opportunity. The café is five star rated on Facebook, Trip Advisor and Restaurant Guru and is offered as a fully equipped going concern, and immediately

ready to operate.

The property itself enjoys a double fronted 7 meter frontage and has a retail past and under the terms of the lease the permitted use is referred to as "retail premises with coffee shop within Use Class A1". A change of use was successfully applied for by the current owner, meaning the premises is now A3; Restaurants and cafes - for sale of food and drink for consumption on the premises -restaurants, snack bars and cafes.

Ambleside itself is a thriving and bustling Lakeland Market town located virtually at the centre of The Lake District National Park with an all year round tourist industry and a busy local population boosted by students resident at The University of Cumbria. A Unesco World Heritage Site, the National Park traditionally attracts over 47 million tourists every year who spend, it is estimated, over an £3 billion annually.

The property is available by way of an assignment of a 9 year lease due to expire in 2027 at a rent of just £8,100 pa on FRI terms. A copy of the lease is available from our Ambleside office. The landlord has indicated that he is open to extending the lease at the end of this term, or re-negotiation with the new tenants once the assignment is complete. The vendors also currently rent additional preparation space and two car parking spaces nearby at a rental of £2,800 pa from a separate landlord who has indicated that they would consider granting a new lease upon the assignment of Gandhi's Café.

**Seating Area** 22' 4" x 8' 1" (6.82m x 2.48m) This attractive welcoming seating area includes two windows perfect for "people watching" out onto The Slack, and up to 20 covers with attractive





Kitchen

tables and chairs, including a cosy corner, and interesting part tiled wall. There are two stylish contemporary ceiling light fittings, as well as wall light points, and pendant lighting within each window.

**Commercial Kitchen** 26' 8" x 7' 3" (8.13m x 2.22m) With beautiful timber counter set above exposed stonework, the servery kitchen comes fully-equipped and ready for immediate use with a range of equipment and utensils, with work surfaces including a stainless steel double sink and drainer unit with useful rack shelving above, stainless steel prep station with preparation pots above a refrigerated cupboard unit, stainless steel work station with hot lamps above, an additional hand wash sink unit, Beko electric induction 5 ring hob with two fan assisted ovens and grill with large extractor hood over, two Kenwood microwaves, Cater Brew hot water dispenser, Rimini coffee machine, Fridgemaster under counter freezer, Beko under counter fridge, Polar Refrigeration cake display, Polar drinks fridge, Cater Kwik Jolly glasswasher, Cater Wash dish washer, Buffalo 5 litre soup urn, Buffalo double fryer, Kukoo panini press, Savisto food mixer, Von Shef food processor, tall Bush freezer, tall Bush fridge, Currys undercounter freezer, two Breville rice cookers, four electric fans and CCTV with two cameras.

**Cloakroom Lobby** With useful integrated storage cupboards and space to hang coats.

**Cloakroom** With opaque window and having a WC, hand wash basin, baby changing unit, towel dispenser and Manross extractor fan.

**Tenure** The property is available by way of an assignment of a 9 year lease due to expire in 2027 at a rent of just £8,100 pa on FRI



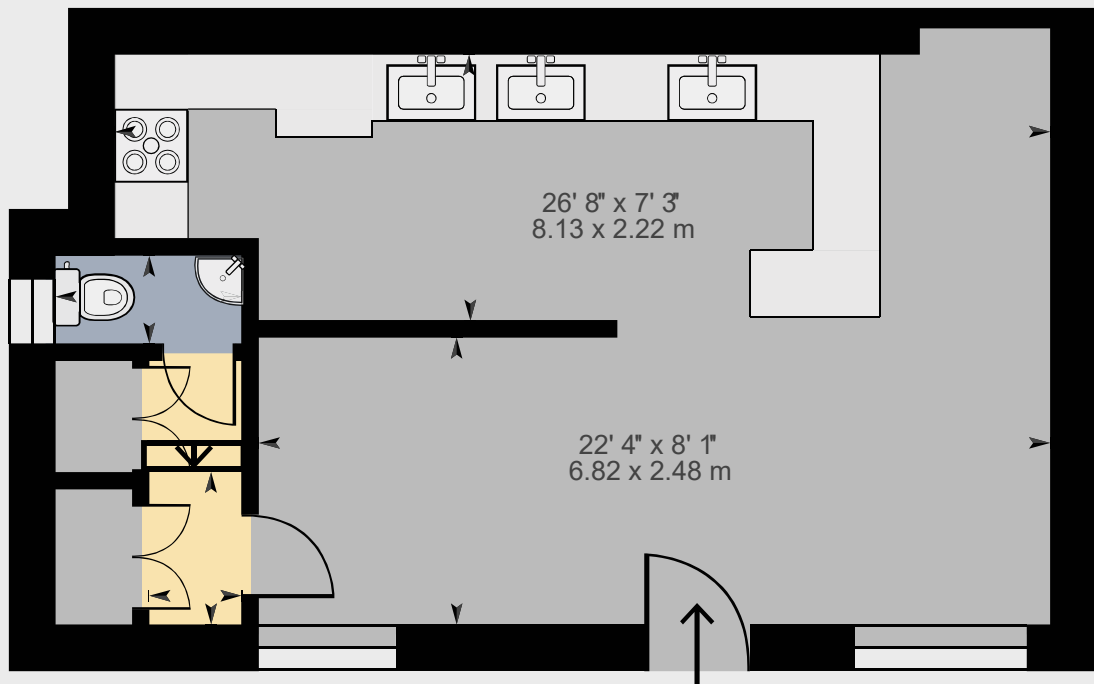
Gandhis Cafe, The Slack

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

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



Approximate net internal area: 449.38 ft<sup>2</sup> / 41.75 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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**Business Rates** Gandhis has a rateable value of £2,650 with £1,322 being the amount payable to South Lakeland District Council. Small Business Rate Relief may be available.

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

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.