



## Windermere

**£48,000**

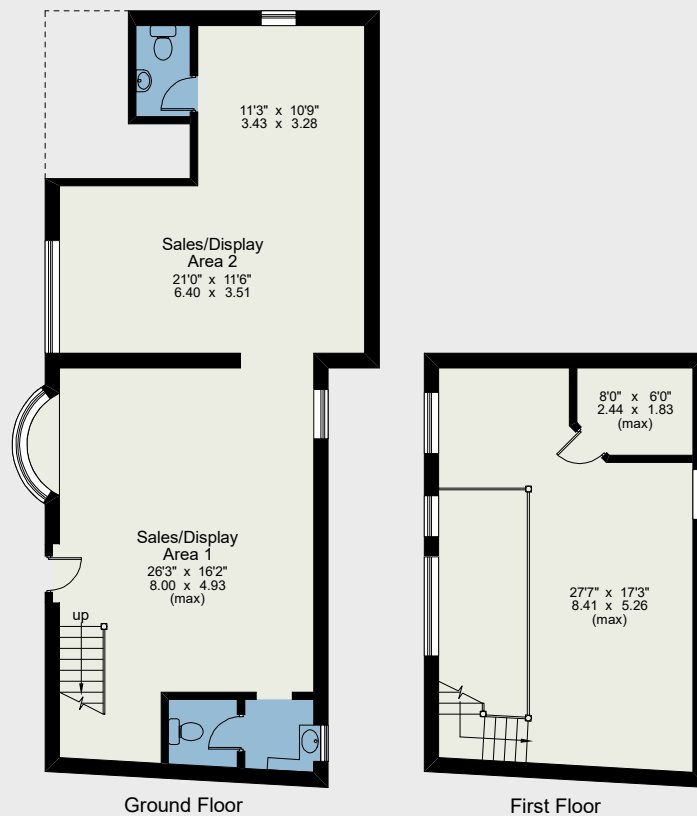
Courtyard Cottage  
Antiques, The Courtyard  
40 Main Road  
Windermere  
Cumbria  
LA23 1DY

Property Ref: W4978

Looking for a business with a new lease, with limited stock included for immediate start up and all display cases and furniture along with selected small items included, then Courtyard Cottage Antiques is for you.

A great little antique business in the thriving village of Windermere, having the benefit of three showrooms and two entrance doors.





Approx Gross Floor Area = 1377 Sq. Feet  
= 127.65 Sq. Metres

For illustrative purposes only. Not to scale.

**Location:** Occupying a great little courtyard setting, just off Main Road in Windermere, which is one of the Lake District more well know tourist destinations. Main Road forms part of the one way section in the town. Continue up from the petrol station and Courtyard Cottage Antiques is set back just after Manuka health food shop, opposite sugar and spice café on the corner of Beech Street and Main Road.

**Description:** Courtyard Antiques has been running at this building since 2000 and has built up a great business and is available as the owners are hoping to retire.

With a versatile layout, the unit has been 2 shops in the past, and with the bonus of a first floor level.

Included in the asking price are all furniture and display cases and selected small items.

**Sales Area 1** 26' 3 max" x 16' 2" (8m x 4.93m) With large display window, under stairs WC and wash room.

**Sales Area 2** 21' 6" x 11' 6" (6.55m x 3.51m) plus 11' 3" x 10' 9" (3.43m x 3.28m) With separate WC and wash hand basin

**Stairs to Mezzanine First Floor** 26' 10" x 17' 3" (8.18m x 5.26m) less stair access

**Outside:** Shared access from Main Road. Parking for 1 car in front of sales area 2.

**Services:** Mains water, drainage and electricity.

**Business Rates:** South Lakeland District Council. Rateable value of £6,000 with an amount payable of £2,904 for 2020/21. Small business rate relief may apply whereby actually no rates are paid (dependent upon occupation circumstances) The current owners are exempt from paying business rates.

**Tenure:** The premises are available on a new fully repairing and insuring lease.

**Viewings:** Strictly by appointment with Hackney & Leigh - Windermere Office.

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

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.