

**HACKNEY
& LEIGH**
Sales



Windermere

£60,000 + S.A.V

Crescent Cards
14 Crescent Road
Windermere
Cumbria
LA23 1DT

A popular and well established greetings cards business right in the heart of the village which has become available due to planned retirement.

Property Ref: W5384

TBC 



Description: A well established card shop right in the centre of the thriving tourist village of Windermere. The small business has been trading for at least 20 years & is well known with locals & tourists alike. Selling greetings cards, balloons and other associated items. Currently with a turnover of approximately £105,000 the stock levels fluctuate but average £25,000 and are available by separate negotiation.

Location: Centrally positioned in Windermere village on Crescent Road. From the Windermere Tourist Information centre proceed into the village onto Victoria Street which then continues onto Crescent Road. Crescent Cards can be found half way into the village on the right hand side. The local post office is conveniently located nearby.

Accommodation: (with approximate measurements)

Split level Sales Area (Overall) 33' 5" x 14' 2" (10.19m x 4.32m) A well arranged sales area with split level which makes the shop feel open plan.

L shaped Store 12' 10" x 4' 4 plus 16'3" x 3'1" (3.91m x 1.32m) x (4.95m x 0.94m) Small worktop surface, inset stainless steel sink unit, under sink storage cupboard, wall cupboard. Hatch access to cellar.

Store/Office 9' 6" x 6' 2" (2.9m x 1.88m) with access through to separate WC with corner wash hand basin

Cellar divided into 3 areas:

Area 1 9' 9" x 10' 11" (2.97m x 3.33m)

Area 2 13' 7" x 10' 11" (4.14m x 3.33m)

Area 3 8' 0" x 8' 5" (2.44m x 2.57m)

Services: Mains water, drainage and electricity.

Business Rates: Rateable value of £11,250 with the amount payable of £5,445 for 2018/19. Small business rates relief 0%. Reductions may apply for new businesses/single premises, please contact South Lakeland District Council for further information.

Tenure: Leasehold. The business has a lease from with the current rent payable of £12,800 pa. A copy of the lease is available for inspection at our office.

Viewing: Strictly by appointment with Hackney & Leigh Windermere Sales 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.