

COMMERCIAL

MATTHEWS  
BENJAMIN



# The Lily Bar

Lake Road, Ambleside, LA22 0AD

Price £180,000 Leasehold

# The Lily Bar

Lake Road, Ambleside

The Lily is a FREE HOUSE establishment prominently situated on the principal route through the town, within the centre set amongst a healthy mix of other traders and is well placed attracting an excellent blend of local and visitor trade. Ambleside is highly popular and extremely busy Lakeland town in the Lake District National Park which is a now a UNESCO World heritage Centre which enjoys high levels of visitors throughout the year.

The position also enables high levels of footfall past the front door as its on the principle route to the Lake out of town on the one way system.

The Lily is a highly popular and very well established Free House wine bar and restaurant with a great selection of cask ales, delicious wines and has a good reputation for selling hearty food. Presented to a good standard with an attractive combination of traditional and modern style.

A highly regarded and well established business popular with a healthy mixture of both local and visitor trade throughout the year. This sale represents an excellent business opportunity to take over an already thriving business with excellent turnover and profit margins. With a projected income this financial year of £700,000. The Business is sold with all fixture and fittings and Stock at Valuation. For additional information visit [www.thelilybar.co.uk](http://www.thelilybar.co.uk)







### Accommodation

Enviably positioned excellent lock up premises with prominent frontage on Lake Road. The property is attractively presented assisting to create a superb ambience, excellent décor enjoying a combination of slate and oak floors, exposed traditional, feature stone walls and inset gas fire. Good size, and highly important prominent with two large windows and well placed in the heart of this popular Lakeland town.

Currently providing covers for approximately 40 people having superb bar and restaurant area, fully equipped kitchen and cellar. Additionally it benefits from male, female and disabled toilets.

Open 7 days a week 12 noon to 12pm Monday - Thursday & 12 noon-1am Friday and Saturdays.



### The Business and Tenure

Being sold as a going concern which is extremely well established with a superb net turnover. Operating throughout the year. Offered on new leasehold terms at a rent of £38,000 per annum.

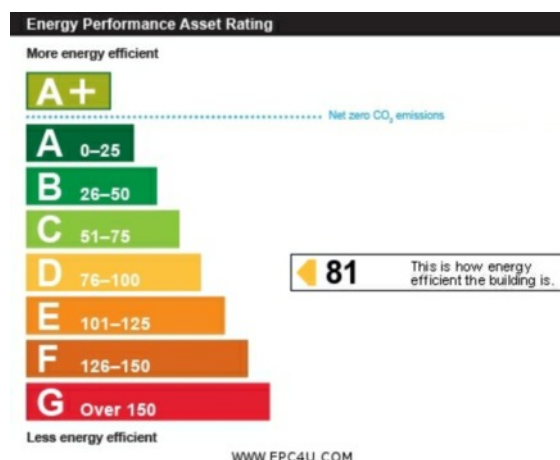
Available on Full Repairing and Insuring terms. A 15 year lease is proposed with 3 yearly rent reviews. Accounts and figures will be available to genuinely interested parties.

### Staff

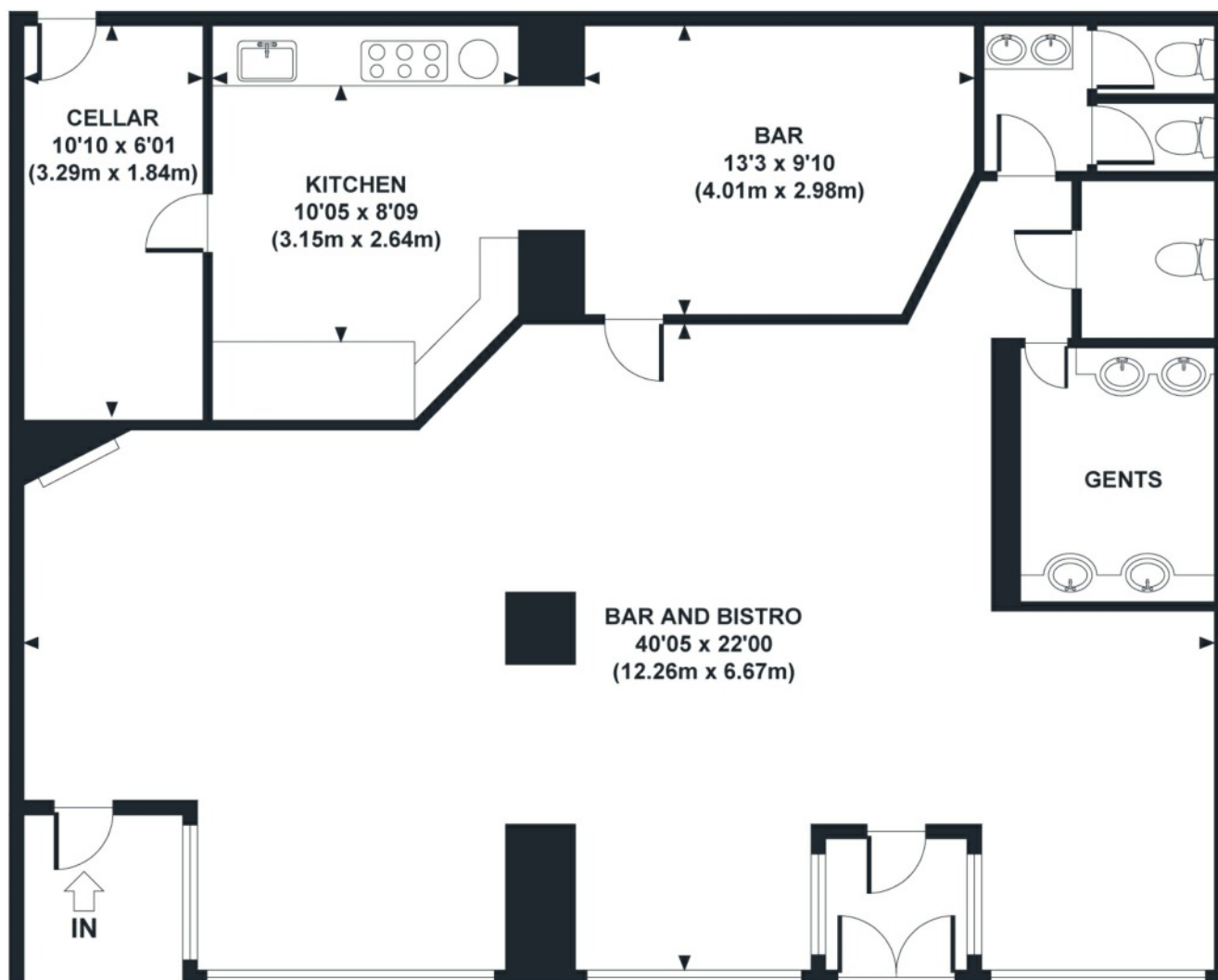
The Business is currently operated with 5 x full time staff and 4 x part time staff members. Plus a part time cleaner.

### Outside

The property benefits from two external stores to the rear of the property allowing an useful storage facility. The primary store measures 2.63m x 2.43m with power.



## LILY BAR



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 1252 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 1252 SQ FT / 116.39 SQ M**  
**For illustrative purposes only. Not to scale**

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.