



Windermere

£25,000 SAV

Manuka Health Store
44 Main Road
Windermere
Cumbria
LA23 1DX

A popular and well established independent health food store with an excellent local following set within central Windermere.

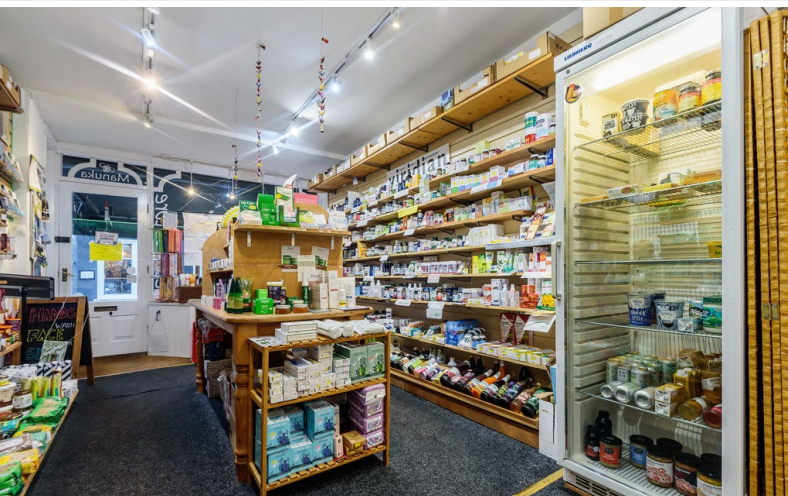
With a good sales area amounting to approximately 300sq ft and large display window to Main Road. Offered as a going concern for continued trading.

Property Ref: W5752





Front Elevation



Sales Area



Sales Area

Description: Manuka, which has taken its name from one of its best selling products Manuka Bee Honey from New Zealand, an independent health store which has been trading for 19 years, 12 from the current location.

Manuka specialises in health products such as gluten free foods, organic produce, supplements and cruelty free body care products. The business currently has a turnover of £100,000-£120,000 net of VAT but has scope for improvement by the addition of a website and possibly a mail order section.

Location: Right in the centre of the thriving tourist village of Windermere, one of the Lake District's most popular areas. Set on the main one way system within the village on Main Road approximately 100 yards up from Windermere petrol station.

Accommodation (with approximate measurements)

Sales Area 30' 0" x 10' 0" (9.14m x 3.05m) With an excellent display window, wall shelving, fitted sales counter and electric radiator.

Rear Hall Stainless steel sink unit and door to rear yard.

Separate WC WC and wash hand basin.

Cellar Area 15' 6" x 9' 10" (4.72m x 3m) A hatch from the sales area leads to a good cellar area which is remarkably dry having been tanked in 2012.



Front Elevation

Outside: Side access to tarmacked rear yard.

Services: Mains electricity, water and drainage.

Tenure: Leasehold paying a rent of £8,000 per annum. We understand the landlord is happy to grant a new lease subject to the normal checks for the new tenant.

Business Rates: Rateable value of £5,900. The current owner does not pay any business rates as they qualify for small business rates relief.

Viewings: 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.



Sales Area

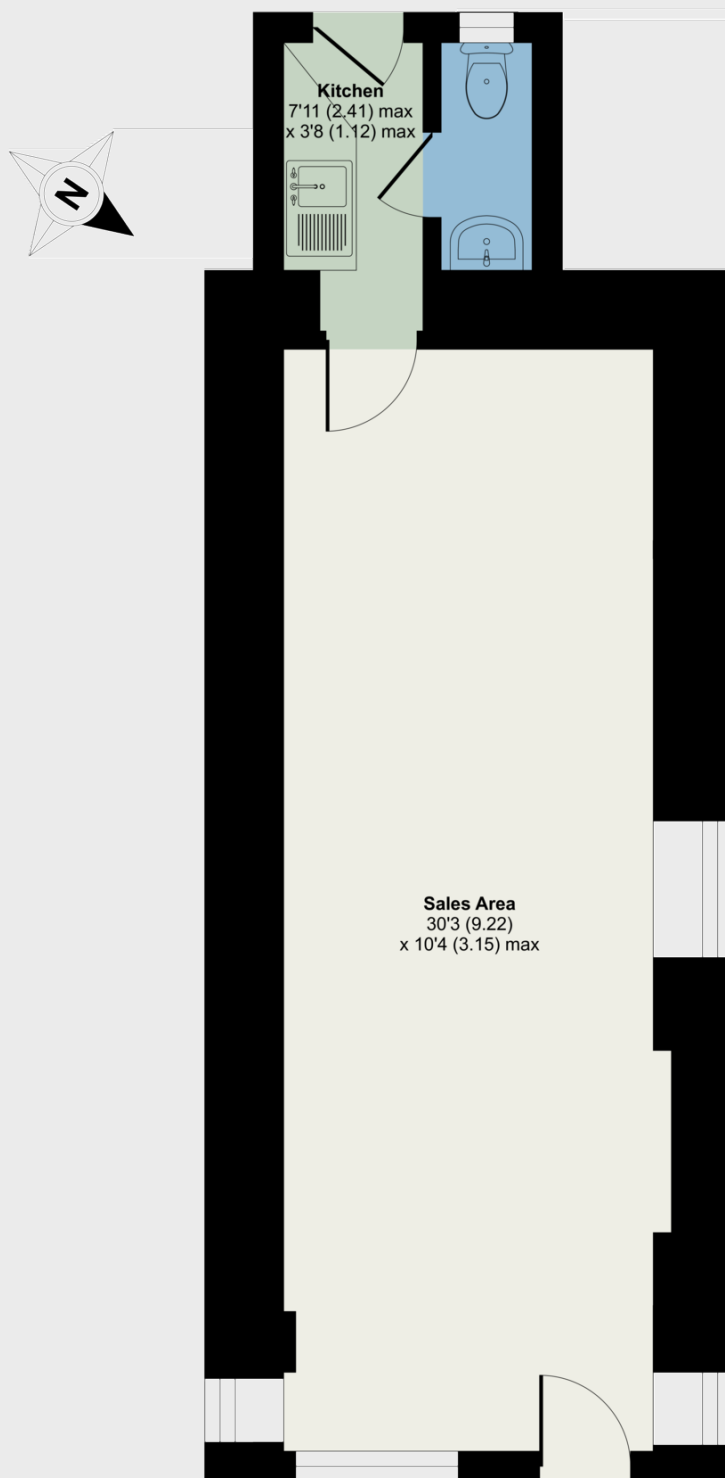


Sales Area

Manuka Health Store, 44 Main Road, Windermere, LA23

Approximate Area = 377 sq ft / 35 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 816228

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