

6972/BB

KENDAL UNION JACK CAFÉ 15 KIRKLAND

****LONG ESTABLISHED BUSINESS****
****LICENSED CAFÉ****

FOR SALE



LOCATION

Kendal is situated in south Cumbria and lies approximately 8 miles from Windermere, 50 miles south of Carlisle and 25 miles north of Lancaster. The M6 motorway junctions 36 and 37 are approximately 6 miles north and south from the centre of the town. Kendal has a resident population of approximately 25,000 but enjoys significant tourist trade throughout the year due to its proximity to the Lake District and Yorkshire Dales National Parks.

The property sits in a roadside position on Kirkland, which is one of the main through roads leading into the town centre from the south of Kendal. For identification purposes only, the property can be found highlighted in red in the attached plan overleaf

DESCRIPTION

A self-contained ground floor only unit operating as a café. The unit contains an open plan customer seating area for approximately 44 customers whilst at full capacity. There is a kitchen, an office and separate male & female WC facilities.

One parking space can be found directly to the rear of the property as well as a large pay and display car park which can be used by customers.

ACCOMMODATION

Café & Customer Seating	562 sq ft	52.25 sq m
Kitchen	201 sq ft	18.73 sq m
Office	132 sq ft	12.31 sq m
Net Internal Area	895 sq ft	83.29 sq m

SERVICES

We understand mains water, gas, electricity and drainage are connected to the property.

RATING ASSESMENT

The Valuation Office Agency Website indicates the property has a 2017 List Rateable Value of £6,300. The National Non-Domestic rate for the current (2021/22) rate year is 49.9p in the £.

****100% BUSINESS RATES RELIEF****

BUSINESS

The cafe was established in 1949 and has been trading continuously ever since as a traditional family restaurant. The owners of the business, who are now retiring, have been trading from this location since 2007. They have traded positively during this time due to the café's popularity among local regular customers and the influx of tourists visiting Kendal and the Lake District over the years.

The café is renowned for its all day English breakfasts which are complimented by a wide range of hot and cold beverages. The current menu also offers a selection of sandwiches and rolls as well as an ever changing 'homemade specials board'.

Additional details include trading accounts information which can be obtained from the agent, following a viewing.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

SALE PRICE

£69,500 for the business, trade name, fixtures & fittings and goodwill.

The current tenancy is due to expire shortly. The tenant has security of tenure. The landlord is agreeable to a new lease to a purchaser at a rent of £11,500 per annum exclusive .

COSTS

Each party will be liable for their own legal costs incurred.

VAT

We understand no VAT is payable on the sale price or rent.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

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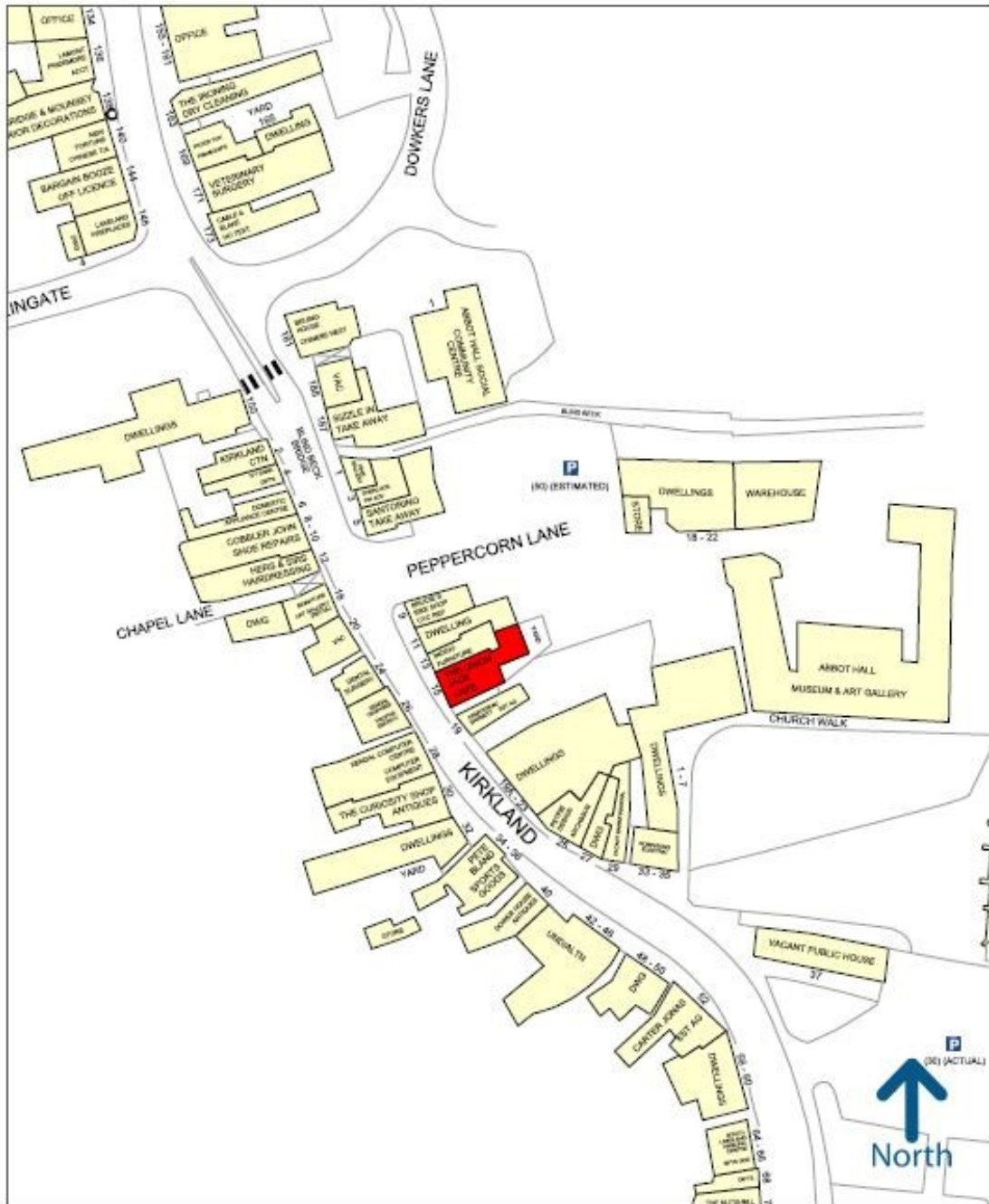
Details prepared

March 2022





Kendal



50 metres

Experian Goad Plan Created: 10/03/2022
Created By: Carigiet Cowen



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