



Bernie's of Ingleton 4 Main Street

Ingleton, LA6 3EB

Price £10,000

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Bernie's of Ingleton

Bernie's of Ingleton has been trading since the 1950s and is a key destination for visitors to the village. In a prime location, the restaurant area extends to over 640 sq. feet, with counter service area, customer toilets, cellar and large catering kitchen. A spacious 5 bedroom flat provides versatile living accommodation and additional storage.

Outside and to the rear, a large balcony is accessed from the first floor. A yard area contains 3 useful outbuildings for storage, along with bin storage.

The business is now available for a consideration of £10,000 + VAT for fixtures and fittings. The premises is subject to a new repairing 5 year lease at £1,000 PCM. Available from 1st April 2021.

Ingleton Location

Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape. As a gateway to the Yorkshire Dales, it is a key destination for hikers, cyclists and caving enthusiasts.

The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open air swimming pool and a flagship Co-op grocery store with petrol forecourt.

Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

Property Information

Rateable value on the restaurant is currently £10,250. Residential flat is Council Tax Band C. All mains supplies with gas central heating to the flat.

Ground Floor

Restaurant

16'2" x 28'10" (4.92m x 8.80m)

Generous restaurant with double frontage to Main Street and customer entrance. Counter. Fireplace. Tiled floor. Open to rear customer seating area.

Restaurant (Rear)

Additional restaurant area with fitted tables and bench seats. Fireplace. Display shelving and cabinet. Tiled floor. Access to hall and customer toilets.

Cloakroom

11'10" x 5'5" (3.61m x 1.64m)

Two cubicles, each with window to the rear. Wash hand basin. Tiled floor.

Counter

Fitted counter with till and food display cabinet. Base mounted units and worktop to the rear and space for drinks cooler. Tiled floor.

Hall

Central hall providing access to the cellar, catering kitchen and counter area. Tiled floor. Carpeted stairs rising to the first floor.

Preparation Area

8'0" x 9'8" (2.43m x 2.94m)

Range of fitted worktops. Double stainless steel sink and drainer. Wash hand basin. Shelving. Tiled floor.

Cellar

13'7" x 10'8" (4.15m x 3.24m)

Accessed via the hall, a useful cellar storage area.

Catering Kitchen

16'3" x 22'3" (4.95m x 6.78m)

Good-sized kitchen with external door to the rear yard, window to the rear aspect and 2 to the side. Range of fitted stainless steel worktops and preparation table. Sink. Cooker. Dishwasher. Extractor. Tiled floor.

First Floor

Landing

Door from half-landing to rear balcony. Dado rail. Period balustrade. Large storage cupboard. Carpet. Access to kitchen, lounge, bedroom, cloakroom and bathroom. Stairs rising to the second floor.

Lounge

16'2" x 17'6" (4.94m x 5.33m)

Spacious lounge with 2 windows to the front aspect. Period fireplace. Ceiling rose. Architrave and picture rail. Carpet. Radiator.

Kitchen

20'2" x 11'2" (6.14m x 3.40m)

Large kitchen with window to the front aspect. Space for table. Range of wall and base mounted units. Integral oven and hob. Sink with drainer. Architrave. Laminate flooring. Radiator.

Bathroom

Bathroom with window to the rear aspect. Suite comprising, bath, wash hand basin and shower cubicle. Extractor. Tiled floor. Heated towel rail.

WC

Separate cloakroom with window to the rear aspect. WC. Laminate flooring.

Bedroom 1

16'2" x 11'9" (4.92m x 3.57m)

Good-sized double bedroom with window to the rear aspect. Carpet. Boxed radiator.

Balcony

16'3" x 22'3" (4.95m x 6.78m)

Accessed from the first floor half-landing, a large balcony with steps down to the yard.

Second Floor

Landing

Landing with window to the rear. Dado rail. Period

balustrade. Loft inspection hatch. Carpet. Access to 4 bedrooms.

Bedroom 2

20'2" x 11'2" (6.14m x 3.40m)

Good-sized double bedroom with windows to the side and front aspects. Under-eaves storage cupboard. Beams. Carpet. Radiator.

Bedroom 3

16'0" x 12'0" (4.88m x 3.67m)

Good-sized double bedroom with window to the front aspect. Beams. Carpet. Radiator. Access to storage area.

Storage

Useful storage area with access to further space in eaves.

Bedroom 5

12'1" x 9'6" (3.69m x 2.90m)

Single bedroom with window to the rear aspect. Under-eaves storage cupboard. Beams. Carpet. Radiator.

Bedroom 4

12'8" x 11'6" (3.87m x 3.50m)

Further double bedroom with window to the rear aspect. Under-eaves storage cupboard. Beams. Fitted desk. Carpet. Radiator.

Outside

Yard with pedestrian right of access across rear of adjacent property. 3 outbuildings. Bin storage area. Steps rising to balcony.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact us on 015242 62044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

