



Bowness

£280,000

Villa Positano
Ash Street
Bowness On Windermere
Cumbria
LA23 3EB

For the business and fixtures and fittings.

An excellent opportunity to purchase a thriving business which includes a 2 bedroom flat. Located in the heart of this very busy tourist village.

Bowness On Windermere is one of the UK's busiest tourist/holiday destinations, attracting many visitors and holiday makers, along with a great local custom making this an all year round business.

Property Ref: W5492





Dining Area 2 & Bar



Dining Area 1



Dining Area 2

Description:

Villa Positano is a highly respected Italian restaurant, which has built up an enviable reputation. The restaurant makes healthy profit trading on 5 evenings from 5pm-9pm. Closed for 7 weeks a year for holidays. There is much scope to for longer trading hours and indeed lunchtime opening. The trading accounts can be seen upon request.

The charming dining areas are on the ground and first floors, there is a fully equipped commercial kitchen (full inventory upon sale) and also a 2 bedroomed flat which could create scope for enlarging the commercial dining area or as an owners or managers accommodation (subject to the freeholders permission).

A full inventory will be produced upon sale, however it is intended that everything except a few personnel items, framed pictures etc will be included.

Location:

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For a Viewing Call 015394 44461



Kitchen

Accommodation: (with approximate measurements)

Dining Area 1 and 2 and Bar 17' 0" x 11' 10" (5.18m x 3.61m) and 18' 0" x 12' 11" (5.49m x 3.94m) Divided into 2 areas with tiled floor and bar area. with coffee maker and fridge.

Commercial Kitchen 19' 3" x 9' 5" (5.87m x 2.87m) Fully equipped and a full inventory will be done upon sale with an extensive range of equipment including 6 ring gas hob, double pizza oven, 3 fridges, 3 freezers, double sink, microwave and a lot more! "Main" gas boiler for hot water. Air conditioning unit.

First Floor

Bar Area With tiled floor, filled bar, sink, dishwasher, fridge and coffee maker.

4 toilets, 2 each for gentlemen and ladies. Walk in cupboard with ideal gas central heating boiler.

Dining Area 3 18' 6" x 17' 0" (5.64m x 5.18m) A charming space with exposed beams, tiled floor and air conditioning unit.

Store 1 13' 8" x 8' 5" (4.17m x 2.57m)

Store 2 14' 2" x 6' 9" (4.32m x 2.06m)

Private Flat with all the potential to utilise the living room as an extra dining area.



Dining Area 2 and Bar



Dining Area 2



Dining Area 2 and Bar



Dining Area 3



Sitting Room

Sitting Room 18' 0" x 12' 11" (5.49m x 3.94m) With 3 uPVC double glazed windows, built in cupboard and stairs to 2nd floor.

Landing

Kitchen 10' 4" x 8' 9" (3.15m x 2.67m) Fitted wall and base units, inset sink unit, 2 Velux roof lights, electric hob and oven and limited headroom to open plan eaves storage area.

Bedroom 1 12' 10" x 9' 7" (3.91m x 2.92m) uPVC double glazed window.

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Bathroom 3 piece white suite of bath, with shower over, WC and pedestal wash basin, uPVC double glazed window.

Outside: 2 stone and slated outside stores, one with a large walk in fridge. Paved side area for bin storage.

Services: Mains gas, electric, water and drainage. Gas fired central heating to radiators.

Business Rates: A rateable value of £19,500 per annum with the amount payable being £9,574.50. Small business rates relief may apply.

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Dining Area 3



Dining Area 1



Bar Area



Upstairs Bar



Council Tax: Flat - South Lakeland District Council - Band A.

Tenure: Villa Positano is available on a new fully repairing and insuring lease at a starting rent of £32,000 pa on a renewable 10 year lease (or longer) with a rent review every 5 years. Whilst not their first thoughts the freehold may be available by separate negotiation.

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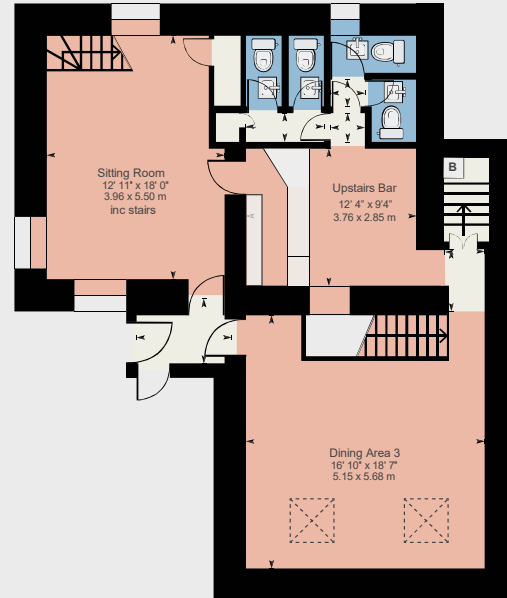
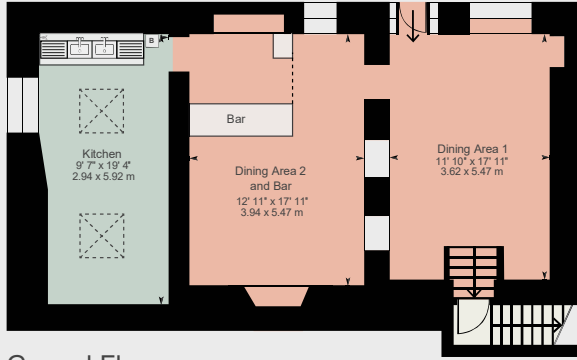
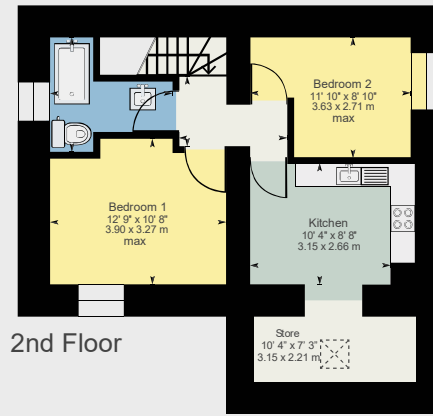
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Sitting Room



Bedroom 1



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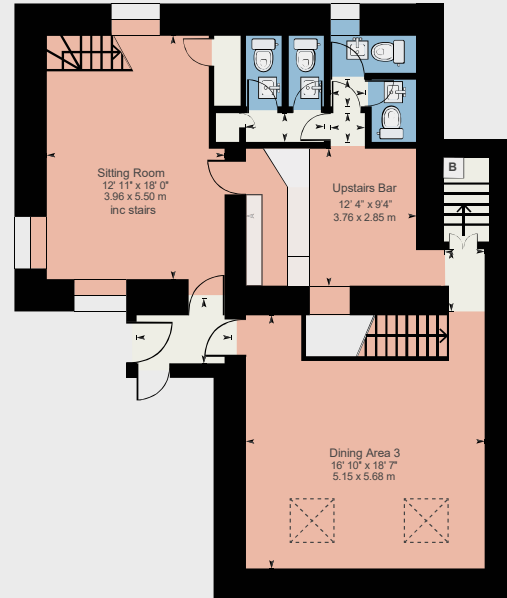
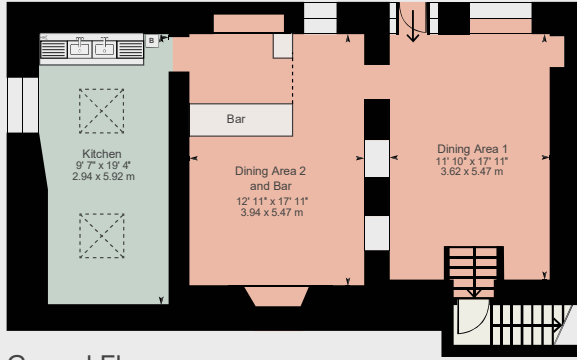
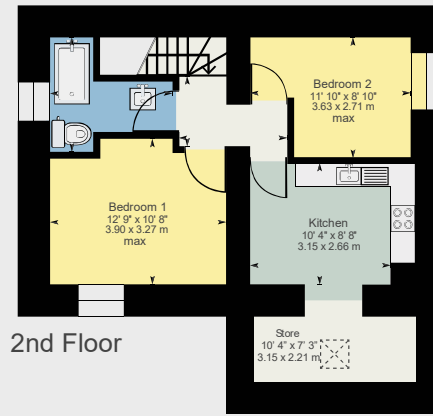
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Bedroom 1



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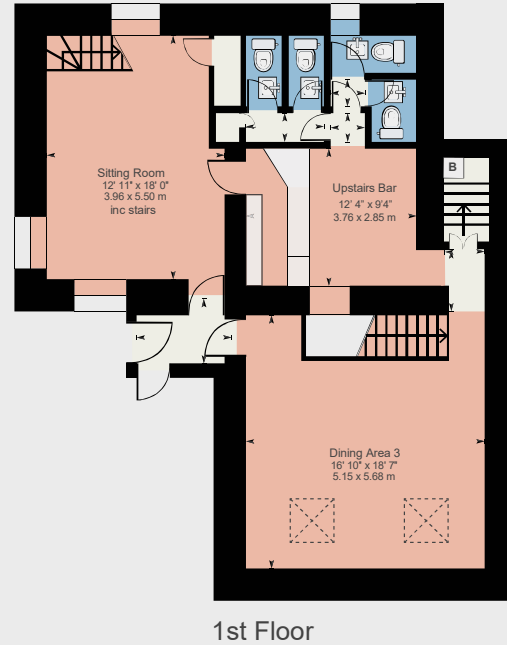
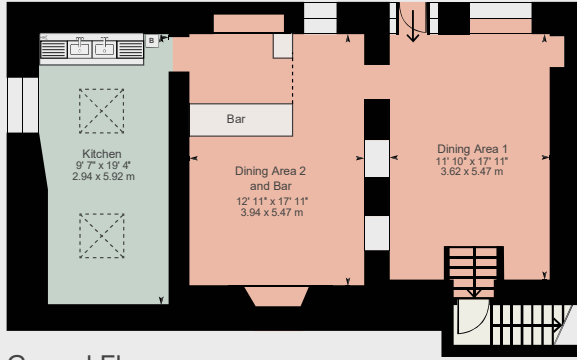
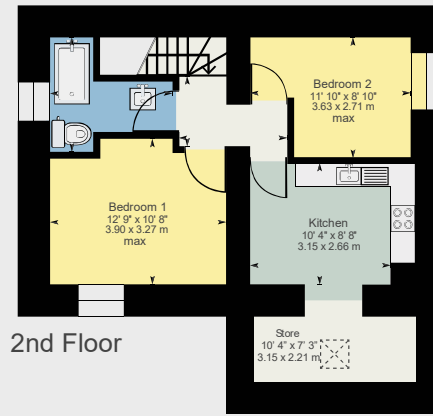
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Sitting Room



Bedroom 1



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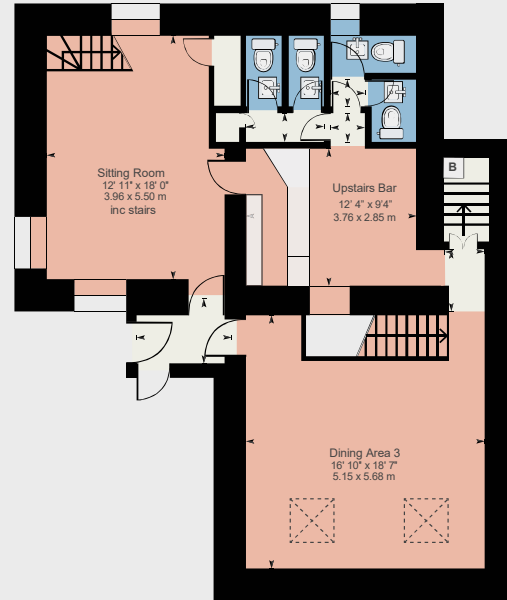
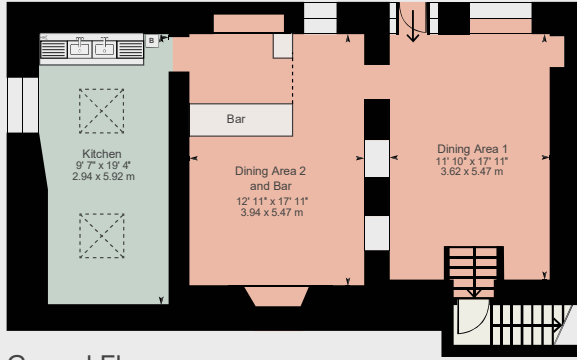
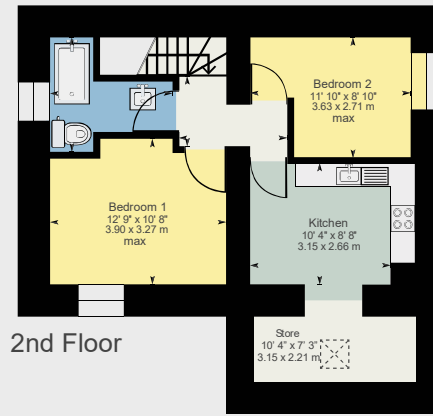
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