





Front External



Frontage



Pooley Bridge

Offers over £995,000

are invited for the freehold interest and good will.
Contents and stock are available by separate negotiation

Treetops

Pooley Bridge

Penrith

CA10 2NN

An exceptionally rare opportunity to purchase a truly outstanding detached freehold property successfully trading by the current owners since 2003 as "Treetops" a thriving established licenced café, food to go and gift shop enjoying a prime central position in Pooley Bridge idyllically located by Ullswater within the Lake District National Park.

Offering an exceptionally spacious and tastefully appointed self-contained first floor two bedroom owner's apartment together with a main ground floor retail sales, food to go and café area of approximately 940 square feet plus additional rear retail or ancillary accommodation with a kitchen / preparation room and utility room. The adjoining frontage owned by the property provides generous alfresco seating spaces and the extensive rear garden and courtyard offer great potential for additional lucrative trading such as a dining / beer garden or holiday let cabins etc subject to all necessary consents.

Consistently high profit levels have been achieved by the current owners who choose to operate an annual trading period of seven months so there is enormous scope to further develop the existing business and increase profit.

This is an ideal purchase for either investors or resident owner operators who are seeking a life style change with the ability to further develop the existing business and increase profit or adopt an alternative trading use in a stunningly beautiful location and renowned tourist destination.

Situated within the Lake District National Park, recently voted a UNESCO World Heritage site and nestling on the northern shores of Ullswater surrounded by the iconic fells, Pooley Bridge is conveniently located approximately 6 miles south west of Penrith and junction 40 of the M6, 15 miles from Keswick and 33 miles from Ambleside. Benefitting from a recently completed new state of the art bridge, the famous picturesque village is an all year round tourist honey pot and provides a wide range of amenities being surrounded by breath taking countryside with excellent local walks, cycle routes, pony rides from the local trekking centre and water sports available on Ullswater with its award winning iconic cruise steamers which sail from the nearby Pooley Bridge pier. There is a regular bus service and several public car parks.



Pooley Bridge Pier



River Eamont



Ullswater



Shop



Shop



Shop

Accommodation

Shop / Café

Ground Floor: 33' 4" x 29' 8" overall (10.16m x 9.04m) Providing approximately 940 square feet of space with main entrance door and double patio doors from the external forecourt, under stairs cupboard, open plan to

Additional Rear Retail or Ancillary Room 23' 1" max x 22' 3" max (7.04m x 6.78m)

Kitchen / Preparation Room 14' 4" x 12' 8" (4.37m x 3.86m)

Utility Room With sink unit, central heating boiler, plumbing for washing machine.

WC

Apartment

Ground Floor:

Self-Contained Entrance Hall With access door into the shop and stairway leading to

First Floor:



Cafe

Landing With radiator, access to extensive loft area.

Living Room 17' 3" x 13' 5" (5.26m x 4.09m) With feature stone wall, two radiators, recessed ceiling spot lights.

Dining Kitchen 13' 11" x 13' 8" (4.24m x 4.17m) With fitted base and wall units, central dining unit, stainless steel sink unit with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, dish washer, radiator, recessed ceiling spot lights, built in cupboard.



Living Room



Living Room

Bedroom One 16' 1" x 11' 10" (4.9m x 3.61m) Front bedroom with window seat, radiator, recessed ceiling spot lights, range of built in wardrobes,

Bedroom Two 13' 11" x 12' 10" (4.24m x 3.91m) Rear bedroom with radiator, storage cupboard.

Bathroom 8' 2" x 7' 4" (2.49m x 2.24m) With WC, vanity wash hand basin, panelled bath, large shower, ceramic wall tiling, recessed ceiling spot lights, heated towel rail.

Utility Room 9' 10" x 7' 5" (3m x 2.26m) With fitted base and wall units, plumbing for washing machine, radiator.

Outside Extensive tarmac surfaced frontage providing generous al fresco seating spaces or an additional trading area. Side pedestrian path. Large rear garden and courtyard with views to the Ullswater valley and offering potential for further lucrative trading uses such as dining / beer garden or providing holiday let cabins, subject to all necessary consents. Decked terrace, large storage shed.

Services Mains water, electricity and drainage. Oil central heating. Air conditioning units installed within the shop. LPG installed for gas cooking.

Tenure Freehold.

Licencing The premises are licenced for on and off sales.

Business Rateable Value £9,800.

Apartment Council Tax Band B.



Dining Kitchen



Dining Kitchen



Bathroom



Apartment Planning Restriction A planning restriction currently applies on the apartment use.

Storm Desmond 2015 The property experienced some water ingress during Storm Desmond in 2015, following which, remedial measures have been implemented.

Viewings By appointment with Hackney & Leigh's Penrith office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions Leave the M6 motorway at junction 40 and proceed onto the A66. At the roundabout by the Rheged centre turn left and proceed onto the A592 and turn left at the road junction leading into Pooley Bridge. Proceed across the bridge into the village centre and Tree Tops is situated on the right.

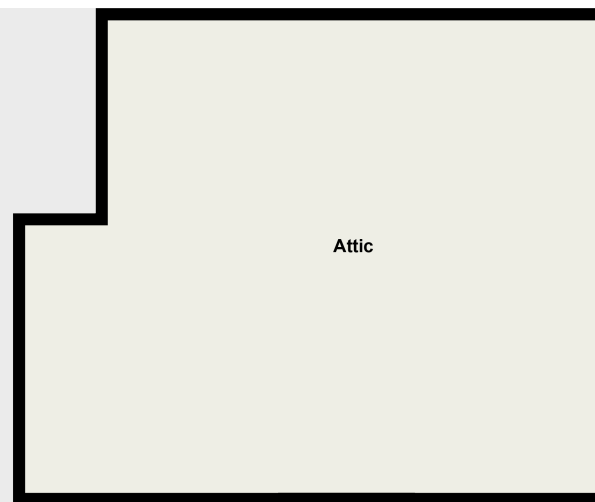
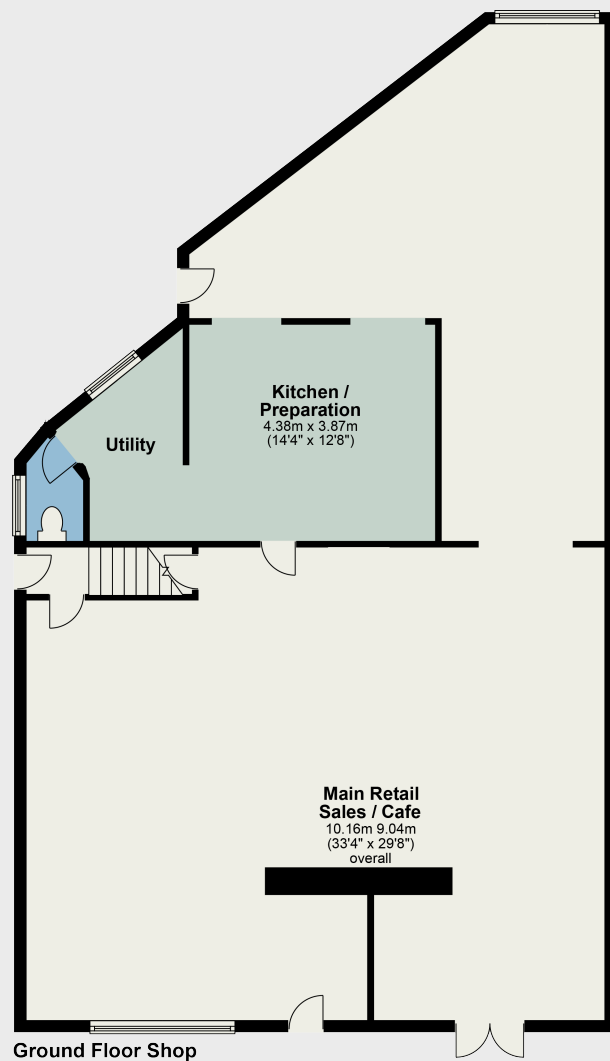
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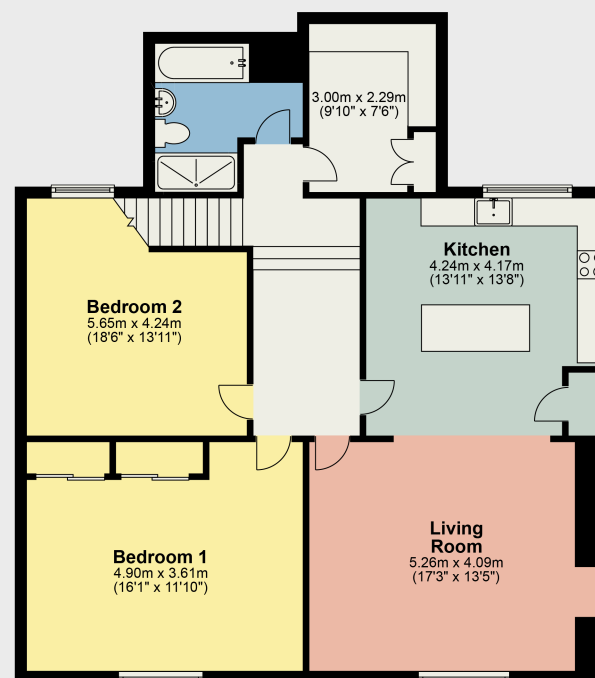
Bedroom One



Bedroom Two



Second Floor



First Floor Apartment