

Bowness On Windermere

Guide Price £550,000

Vinegar Jones, Royal Square, Bowness On Windermere, Cumbria, LA23 3DB

Possibly the best located fish and chip shop in the Lake District? Occupying a substantial 4 storey building right in the heart of the thriving tourist village of Bowness on Windermere, highly profitable and completely refurbished in 2013.

Quick Overview

- Excellent Ground Floor Takeaway
- First Floor Dining Room
- Prominent Central Location
- Leasehold Business with all Fixtures and Fittings Included



Property Reference: W5716



Sales Area



Sales Area



Sales Area



Restaurant

Description: Vinegar Jones is a well run, highly profitable business in a prominent building in the centre of the village. A family run business for many years, the business is for sale due to hopeful retirement.

Originally built in the late 1800s the property sadly was extensively damaged by a fire in 2012 and completely internally rebuilt during 2013, which gave the opportunity to reorganise the internal layout and change the position of the staircase to work better in these modern times. The property was completely gutted after the fire so literally everything inside has been renewed so whilst the 4 outside walls remain the same, everything including the floors and roof were replaced in 2013.

The result is a building fit for the 21st century while retaining the original external character.

With the sales shop area on the ground floor, fitted out as one might imagine with everything needed. Large stainless steel serving counter with 2 digital tills, 2 fridges and drinks cabinet. Behind this is a 5 pan island range by Mallinsons of Oldham, Bain Marie, 2 Chip Boxes, Lincat Grill, pair of double Lincat small fryers and 1 single one. Tiled walls. Fridge, freezer, small sink and oil filtration system (The Carbon Assassin). A preparation Area with 56lb (25kg) Bold potato rumbler, Bold chipper, 2 1850w Samsung microwaves, large stainless steel sink unit and stable style door to outside. In house dining room with large windows overlooking the village scene below and comfortably seating 30 diners and absolute self service hot drinks machine on the first floor, together with customer WC's and owners office, store and staff room on the second floor. There is also a good cellar storage under the whole building although there is limited headroom and anyone over 5'7" needs to stoop a little this provides a great dry storage area roughly split into 3 areas with limited head height. Hot water tank for preparation area sink, 3 chest freezers, 2 (8 Tray) fish fridges, double slush machine (for those warmer months) and an extra chipper and extra extractor motor. Extractor system.

All fixtures, fittings and equipment are checked and serviced regularly and kept up to date and are all included in the sale for continued trading of this very profitable business.

Obviously with a hard wired fire alarm system from 2013 there is also CCTV and burglar alarm both replaced in 2020, internal Sonos speaker system controlled via iPad.

The owners preference is to sell the leasehold business and fixtures and fittings for £550,000 with an annual rent for the building of £75,000 per annum on a new lease. The owners may consider selling the freehold building aswell and this could be discussed further.

Location: Situated right in the heart of Bowness on Windermere in Royal Square opposite St Martins Church and only a few hundred meters from Bowness Bay all in both the Lake District National Park and UNESCO World Heritage Site.

From Bowness Bay (where the passenger steamers are) continue into the village passing St Martins Church on the left and Vinegar Jones is a short walk up on the right.

Having the added advantage of street frontage to both Royal Square at the front and Ash Street to the rear.

Accommodation: (with approximate measurements)

Ground Floor

Sales/Serving Area 19' 9" x 19' 7" (6.02m x 5.97m)

Preparation Area 12' 0" x 11' 2" (3.66m x 3.4m)

Inner Hall Access to stairs and separate rear access off Ash Street.

First Floor

Restaurant 24' 8" x 19' 6" (7.52m x 5.94m)

Male WC

Female WC

Entrance to baby changing area

Second Floor

Office 19' 8" x 12' 3" (5.99m x 3.73m)

Staff Room 16' 3" x 10' 7" (4.95m x 3.23m)

Separate WC

Store 16' 4" x 8' 8" (4.98m x 2.64m)

Lower Ground Floor

Cellar 20' 1" x 10' 2" (6.12m x 3.1m)

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

Tenure: Leasehold - It is proposed that a new lease be drawn up subject to an annual rent of £75,000 on an effectively fully repairing and insuring basis.

Business Rates: Rateable value of £22,500 with the amount payable of £11,520 for 2021/2022.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office. Ideally Wednesdays when the shop is closed.

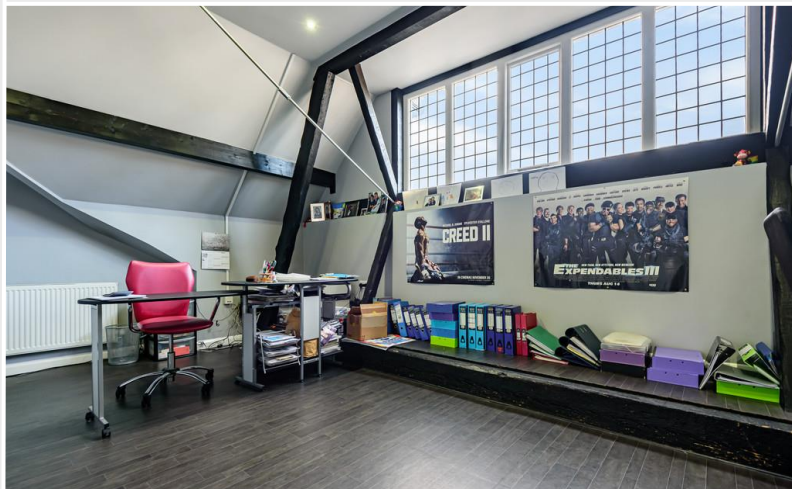
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Restaurant



Preparation Area



Office



View



Vinegar Jones, Royal Square, Windermere, LA23

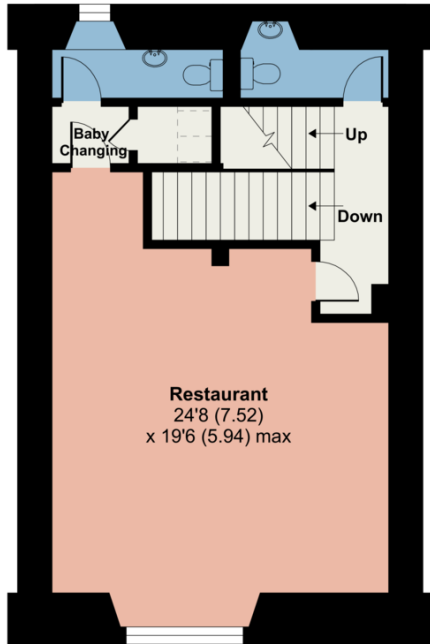
Denotes restricted head height

Approximate Area = 2566 sq ft / 238.3 sq m

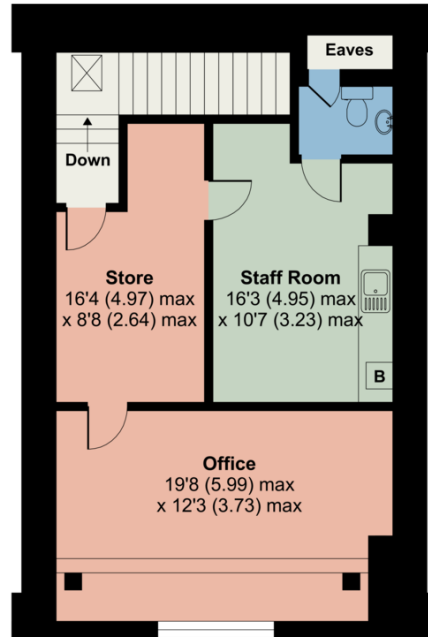
Limited Use Area(s) = 5 sq ft / 0.5 sq m

Total = 2571 sq ft / 238.8 sq m

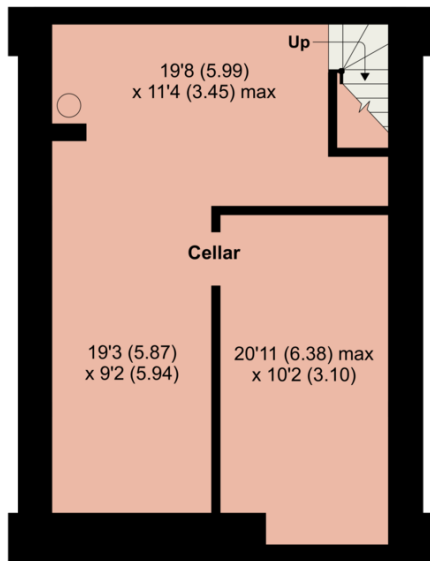
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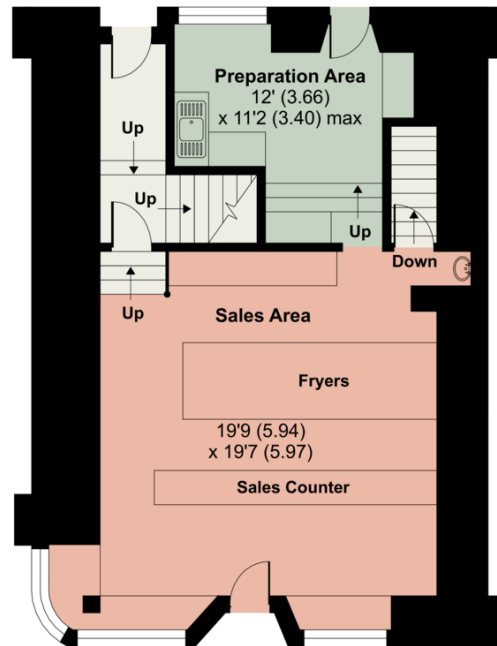
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 781150

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