

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Ambleside

£55,000

Auradaze, Millans Park, Ambleside, Cumbria,
LA22 9AD

These superbly placed premises are offered by way of an assignment of a lease extended until August 2028 at a rental of £14,000 pa. Currently operating as a restaurant, take-away and deli, the premises will suit a variety of occupiers and currently specialises very successfully in Japanese cuisine. Previously a wine bar, and a retail shop prior to that, the double fronted 75.45 Sq M of space enjoys excellent road frontage.

Ambleside is the hub of the National Park, now a Unesco World Heritage Site and is a wonderful location in which to both live and work. There is a thriving resident population, massively boosted by a booming all year round tourist trade.

Quick Overview

Assignment of lease running until August 2028

Rent of £14,000 pa

Superb double fronted 75.46 M premises

Suitable for restaurant, café, wine bar use (A1 and A3)

Two restaurant areas, kitchen area and WC.

Wonderful location in bustling Ambleside

All year round tourist trade.

Will suit a variety of uses

Currently a highly successful restaurant, take-away and deli.

Superfast Broadband 80mbps*



Property Reference: AM3885



Seating Area 1



Kitchen Area



Seating Area 2



Seating Area 1

Description These superbly placed premises are offered by way of an assignment of a lease extended until August 2028 at a rental of £14,000 pa. Currently operating as a restaurant, take-away and deli, the premises will suit a variety of occupiers and currently specialises very successfully in Japanese cuisine. Previously a wine bar, and a retail shop prior to that, the double fronted 75.45 Sq M of space enjoys excellent road frontage.

Ambleside is the hub of the National Park, now a Unesco World Heritage Site and is a wonderful location in which to both live and work. There is a thriving resident population, massively boosted by a booming all year round tourist trade. It is estimated that there are around 50 million visitors to the Lake District annually, spending over £3 billion during their stay, and the vast majority will have the pretty little market town of Ambleside on their agenda, with many returning year after year - and why wouldn't they? Situated at the northern tip of lake Windermere the market town boasts, quite apart from the wonderful scenery of course, a wide variety of shops and attractions including a well established cinema complex located directly opposite these attractive stone built premises.

Prominently placed just off the main thoroughfare through the town and enjoying a splendid 9.5 M frontage these attractive premises present a superb opportunity. The permitted use stated on the lease is as restaurant/café with ancillary retail usage within what was Use Class A1 and A3 of the Town and Country Planning (use classes) Order 1987 (which would now be Use Classes E and F.2). The premises are offered fully equipped with a splendid kitchen and is tastefully presented with 40 covers and include excellent retail options.

A rare opportunity whether you are seeking a change of lifestyle or a splendid business opportunity in glorious surroundings.

Location Millans Park can be approached by road from the south via Rothay Road which leads onto Compston Road. Following the one way system, and turn left immediately before Zeffirelli's Cinema and then second left onto Millans Park. Auradze can then be found on the left hand side immediately after the Walnut Fish Bar, opposite the cinema.

The property can also be reached on foot from our office by simply turning right next to the Climbers Shop then bearing left onto Millans Park, passing the former Wesleyan Chapel and Millans Court on the right hand side. The property is a short way along on the right hand side as one approaches the main thoroughfare again.

Ambleside is well served by a number of public car parks.

Accommodation (with approximate dimensions)

Seating Area 1/ Kitchen Area 26' 2" x 19' 7" (8.00m x 5.98m max)

Kitchen Area Appliances to be included are as follows...

Double Interlewin freezer, 2 Deli Interlewin fridges, Caterwash dishwasher, fullsize Osborne fridge, 2 Blizzard fridges, Catercool fridge, Russel Hobbs microwave, Lincat four ring hob, Double Lincat fryer, Buffalo Soup Crockpot, Lincat water boiler, Sousvide vacuum packer, undercounter Moretti beer fridge, undercounter Beko freezer, Pizza oven, Exterminate fly zapper, Luxair extractor fan with LED lights, Caterquik chest freezer, Beko under counter freezer 2 Mitsubishi air conditioning units.

Three steps up lead to

Seating Area 2 21' 9" x 9' 10" (6.65m x 3.00m) Currently used for private dining experiences.

Seating up to 36 covers throughout these two seating areas. Currently open 3 evenings a week, one sitting for 14 diners tasting menu – this is already a profitable business.

New owners have potential for being open 7 days a week, lunch time and evenings, more sittings and an a la carte menu offering. This is a great opportunity with low rental premium and overheads, along with lots of options for a wide range of food and drink.

WC

Property Information

Services The property has 2 Mitsubishi air conditioning units, and is connected to mains electricity, water and drainage.

* Checked on <https://checker.ofcom.org.uk/> 19th July 2022 – not verified

Tenure Leasehold - The existing lease runs until August 2028 with the current rent at £14,000 on FRI terms. A copy of the lease is available from our Ambleside Office.

Business Rates The property has a rateable value of £12,000 with the amount payable to South Lakeland District Council being £5,988
Small Business Rate Relief may be available.

Outside To the side of the building is a useful shared yard.

What3Words ///dubbing.stalemate.stable

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

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.



Kitchen Area



Seating Area 2



Seating Area 1

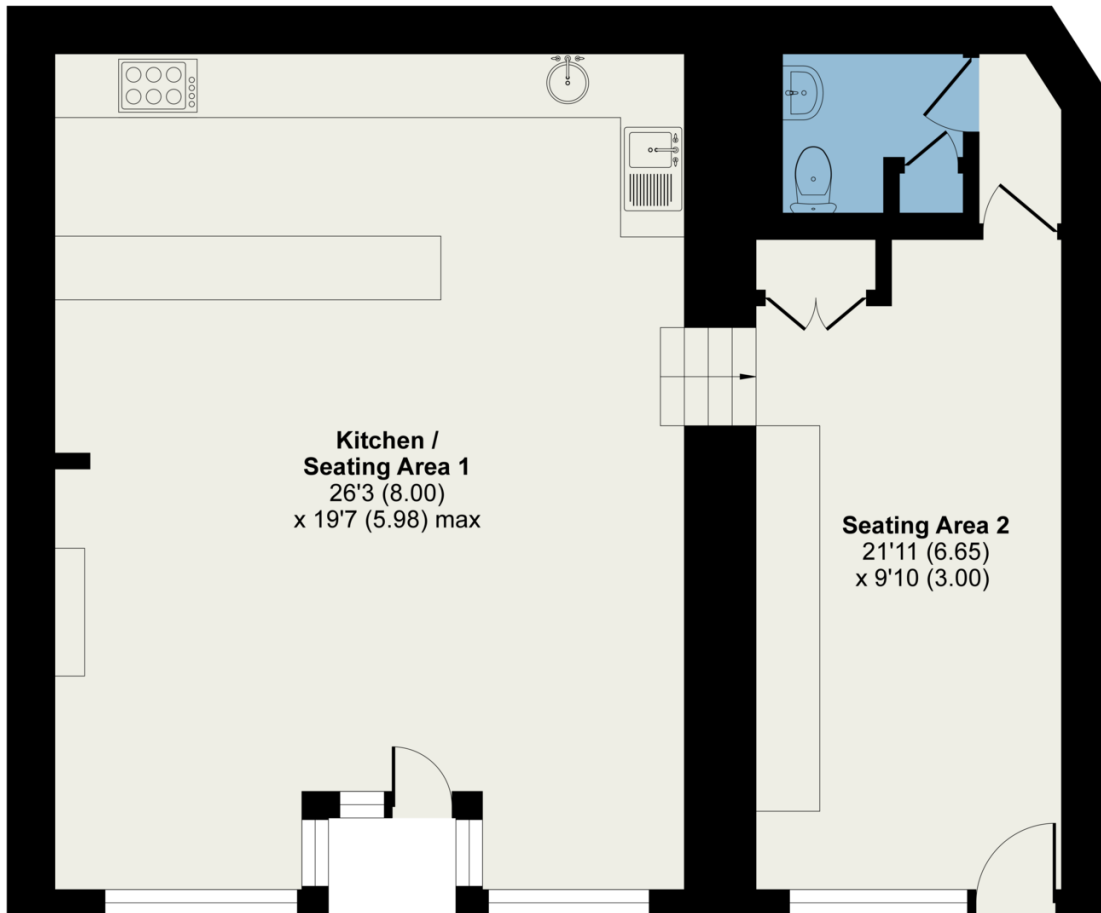


Kitchen Area

Auradaze, Millans Park, Ambleside, LA22

Approximate Area = 829 sq ft / 77 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 878830

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