



Hawkshead

£220,000

Minstrels Gallery, The Square, Hawkshead, Cumbria, LA22 0NZ

Looking for a lifestyle change? What could be better than running a 15th Century tearoom (with lovely living accommodation) in the heart of romantic Hawkshead?

This is a superb opportunity to acquire the business lease of the historic Minstrels Gallery which not only provides and an excellent income but also a simply delightful 2 bedroomed home.

Quick Overview

Café plus self contained 2 bedroomed living accommodation

Superb setting in the village centre

Inside seating with outdoor seating also available (48 covers in total)

Potential to extend the opening hours

Great location in which to live and work.

Grade II listed

An assignment of the existing 10 year lease from October 2015 is offered

A new lease may be available if desired

Rent £21,600 per annum

Superfast (80Mbps) Broadband Available *



2



1



3



Superfast
Broadband



Parking Permit
available for
residents

Property Reference: AM3940



Tearooms



Sitting Room



Bedroom 1



Apartment Kitchen

Location Leave Ambleside village centre on the A593 signposted towards Coniston taking the left hand turn signposted Hawkshead crossing the river Brathay on the B5286. Follow this road south for three or four miles and the village of Hawkshead comes into view. The road bears sharply to the left then right and take the second turning on your right followed by the first turning on your right and then immediately left into The Square. Minstrels Gallery can be found situated in the heart of The Square.

What3Words ///plankton.when.brink

Description Minstrels Gallery, situated in the very heart of the village in one of the cobbled courtyards, dates back to at least the 15th Century and possibly further having served the community as a medieval hall for Furness Abbey, a Coaching Inn, Apothecary, Greengrocers and since 1946 as a Tearoom. Its loyal following will no doubt appreciate not only the quality of the fare on offer but also the wonderful character of this historic building. With original beams, flagged floors and leaded light windows the Grade II listed tearoom creates its own very welcoming atmosphere. The tearoom currently provides 24 covers in 2 cosy sections with 24 further covers outside (by permission of the Parish Council). There is obvious potential to extend the opening hours into the evening with plenty of character and a wonderful "restaurant" feel. There is an excellent and well equipped kitchen as well as a preparation room and public WC. The self contained living accommodation can be accessed currently either from within or from an external stone staircase at the rear. The first floor apartment provides super modernised accommodation with 2 bedrooms (there is a domestic kitchen here to supplement the kitchen on the ground-floor).

Hawkshead itself is steeped in history with plenty of literary connections with the likes of Beatrix Potter and William Wordsworth who was educated at Hawkshead Grammar School and boarded close to Minstrels Gallery. Surrounded by wonderful scenery being delightfully placed midway between Coniston Water and Lake Windermere at the northern tip of Grizedale Forest and adjoining Esthwaite Water there really is something for everyone here, hence the all year round bustling tourist trade.

The business is offered on a 10 year lease from October 2015 and includes the leasehold interest, business goodwill, trade fixtures and fittings and equipment plus stock at valuation. We understand the landlord will be open to granting a new 10 year lease. A copy of the lease and trading accounts can be made available to those with a genuine interest.

The tearooms have a part stone flagged floor to the left of the entrance door and original Georgian oak flooring to the right and having pretty window seats, oak beams and panelling, leaded light windows, inset display cabinets and a stone open fireplace. In the redesigned interior there is a good service area with fitted shelves and being well equipped. The kitchen and preparation area has good commercial kitchen appliances, stainless steel working surfaces and splash backs. Further floor to ceiling shelving can be found within the pantry with a refrigerator and

freezer. The wash-up area includes a large stainless steel single drainer sink with a commercial spray tap, working surfaces and a Comenda commercial dishwasher. There is a customer toilet and further storage can be found in the cellar.

From the tearoom a lovely old Oak Jacobean staircase leads to a half landing with a feature inset oak and glass display cabinet. The apartment comprises a Sitting Room, Store Room and a Kitchen with refitted units including breakfast bar, oven, microwave, gas hob and a central heating boiler. There are two bedrooms with beamed ceilings and a refitted family bathroom with a three piece suite comprising a panel bath with shower, vanity basin and WC.

Accommodation (with approximate dimensions)

2 Tearooms 17' 3" x 12' 1" plus 16'11" x 16'7" (5.28m x 3.68m plus 5.16m x 5.05m) Providing 24 covers.

Service Area 8' 8" x 6' 7" (2.64m x 2.01m)

Kitchen and Preparation Area 15' 4" x 9' 7" (4.67m x 2.92m)

Pantry Storage

Wash Up/ Preparation Area

Cellar Storage 16' 2" x 8' 10" (4.93m x 2.69m)

W.C

Self Contained Apartment

Landing

Sitting Room 16' 10" x 11' 1" max (5.13m x 3.38m)

Store Room 17' 11" x 4' 6" (5.46m x 1.37m)

Kitchen 17' 7" x 9' 1" (5.36m x 2.77m)

Bedroom 1 12' 11" x 11' 8" (3.94m x 3.56m)

Bedroom 2 13' 3" x 8' 3" (4.04m x 2.51m)

Bathroom

Outside To the front of the property there is also space for 6 tables providing 24 additional covers (with permission from the Parish Council). This outside seating area does not form part of the leasehold title.

Bin Store Located at the rear of the property.

Parking Residents can purchase an annual parking permit from the Parish Council for the Old Police Station car park.

Services Mains electricity, gas and water are connected. There is gas central heating to the apartment and a separate boiler for the tearoom.

*Broadband checked on <https://checker.ofcom.org/> 14th April 2023 - not verified.



Outdoor Seating Area



Tearooms



Service Area



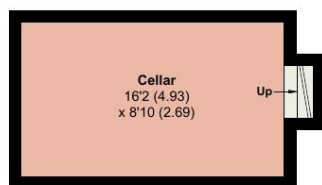
Tearooms



Minstrels Gallery, The Square, Hawkshead, Ambleside, LA22

Approximate Area = 2138 sq ft / 198.6 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 969267

Business A copy of the lease and business accounts can be made available on request to those with a genuine interest.

Business Rates/ Council Tax We understand from the vendor that Minstrels Gallery has a rateable value of £11,750, with the amount payable for 2023/24 being £5863.25. Small business rates relief may be available.

Westmorland and Furness District Council - Band A for the self contained apartment.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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