



FOR SALE

Attractive Business Opportunity

Crofton Hall Coffee Shop and Eatery, Unit 4/5 The Old Stable Block, Crofton, Thursby CA5 6QB

- Fully fitted out Coffee Shop and Eatery
- Price includes Fixtures and Fittings and Goodwill
- Accommodation extends to approximately 150.35 sq m (1,618 sq ft)
 - Business For Sale - £60,000
- Selling due to a sudden change in personal circumstances

LOCATION

The popular coffee shop and eatery is located within the grounds of historic Crofton Estate in a rural setting close to the village of Thursby and only 8 miles south west of the city of Carlisle. Crofton Estate is located adjacent to the A595 with excellent access to Carlisle and Wigton which is only 4 miles away and the West Coast. The estate is accessed from the both the A595 and A596 and provides mature surroundings including woodlands, farmlands, caravan parks, and a fishing lake which is popular with walkers.

There are several local businesses within the courtyard such Crofton Hall storage and Liquid Logic production studios, Glazed Expressions, Enefftech UAV Services and Soul Speak Holistic.

The nearby Crofton Workshops house Evolve Yoga, Upland Clay Pottery, Cotton Tails children’s designer wear, Nick May Art Gallery and E-Dog. Thornby Moor Dairy are also located on site, with Crofton Hall caravan site opening March to November where five pitches are available.

DESCRIPTION

The accommodation is arranged over ground floor level with an internal mezzanine and outside store providing additional storage space. The property provides a large open plan café / restaurant area, which has recently been refurbished to a high specification. Internally there are 65 covers and a further 40 covers externally. Upon entry to the property is a customer counter area which divides the café / restaurant floor to the kitchen at the front of the property. The kitchen is well equipped with modern equipment that has recently been purchased by the current operating business.

The café has won a number of awards in recent years, including the 2023 TripAdvisor Travelers awards for receiving consistent five star reviews, in addition to being nominated for the best coffee shop in Cumbria at the Cumbria Life awards 2023. The café is also ranked in the Top 5 Sunday Dinner destinations in Cumbria by TripAdvisor.

The café is fully fitted out and is still fully operational ready for a potential purchaser to immediately take occupation and commence trading. The fixtures and fittings included in the sale are available upon request by the selling agent.

ACCOMMODATION

It is understood that the premises provide the following approximate Net Internal Floor Area as follows:

Ground Floor Cafe Area	95.6 sq m	(1,029 sq ft)
Ground Floor Kitchen	17.41 sq m	(187 sq ft)
Ground Floor Office	7.04 sq m	(76 sq ft)
Mezzanine	30.30 sq m	(326 sq ft)
Total	150.35 sq m	(1,618 sq ft)

SERVICES

The unit is connected to mains electricity, water, gas and drainage/sewage system.

SALE TERMS

The business is available for £60,000.

THE LEASEHOLD

The business occupies the property on a leasehold basis. Details of the lease can be acquired through contacting the selling agent.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The VOA website states that the property has a Rateable Value of £9,300 and is described as cafe & premises.

EPC

A copy of the certificate is available to download from the Edwin Thompson website or upon application.

LEGAL COSTS

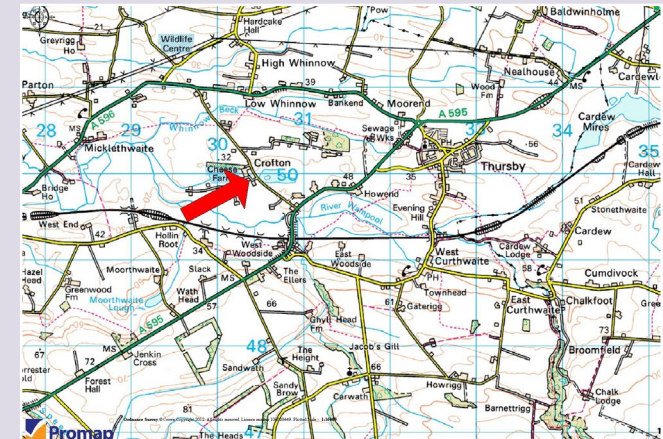
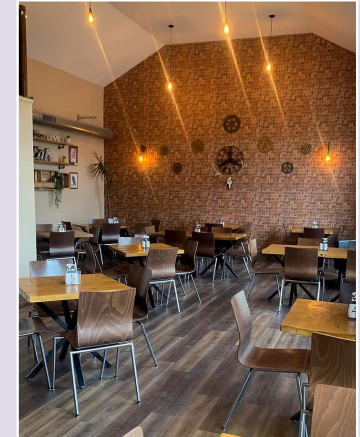
Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT there on.

VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP
Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

Tel: 01228 548385
www.edwin-thompson.co.uk



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