



Bowness On Windermere

£75,000

3 Grosvenor Terrace, Bowness On Windermere, LA23 3BS

A Leasehold restaurant premises ready and full equipped for a new owner to rebrand, set in a prominent location, currently arranged with 36 covers inside and 8 outside.



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Superfast
broadband

Quick Overview

- Lease and contents for sale
- Popular central village location
- Fully fitted
- WC
- Business opportunity
- Large dining space
- Leasehold restaurant
- Ready for rebrand
- In good decorative order
- Superfast broadband available
- Property Reference: W6333



Approximate total area^m
85.9 m²
925 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



3 Grosvenor Terrace was extensively modernised and principally used as an overflow restaurant to the nearby House Of Siam, but is available to assign the current 10 years left of a 12 year lease with an annual rent of £28,000 due to the owner restructuring his business. The unit which is prominently located in the ever popular village of Bowness-on-Windermere, right in the heart of the Lake District National Park and world heritage site.

Beautifully presented, complete with a commercial kitchen, most of the fixtures and fittings are included in the sale (excluding signage, the gas Chinese water cooker and Tuk Tuks). The fridges and freezers are available by separate negotiation.

Whilst the current tenant has no issue with the premises continuing as a restaurant, he will expect the new tenant to agree to a none complete clause (the premises will not be used for Eastern Asian cuisine restaurant that would directly compete with his current business).

With a large dining area currently arranged with 36 covers, plus another 8-10 outside, a bar area, WC, fully equipped commercial

kitchen and new pot wash area, preparation area and stove.

Kitchen 4.26 x 3.05m (13'11" x 9'11")

Dining room 6.16 x 9.86m (20'2" x 32'4")

WC

Services Mains gas, electric, water and drainage

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

What 3 Words and directions //slides.blackbird.la.s. From Crescent Road, Windermere, continue straight towards Bowness. On Lake Road, Bowness, 3 Grosvenor terrace is on the left hand side, opposite the Quarry Rigg development.

Anti-money laundering Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (ind. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (ind. vat).

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