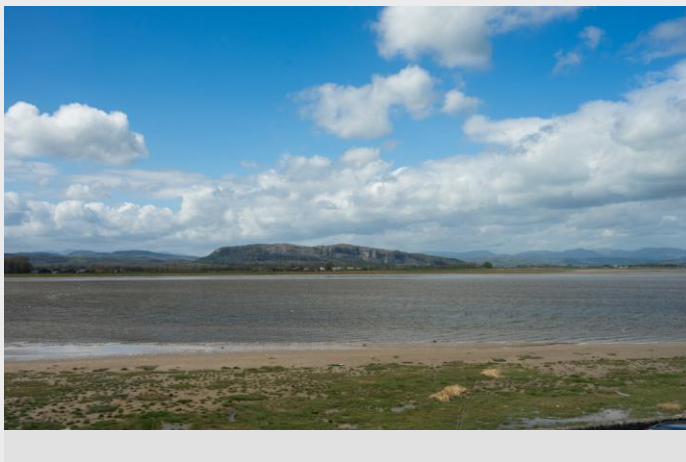






Great Views, 'Sea and Eat'



Kingfisher Restaurant and Apartment

£650,000

Kingfisher Restaurant and Apartment
Sandside
Milnthorpe
Cumbria
LA7 7HW

What a fantastic place to work! With those fantastic views it would be difficult not to be enthusiastic about the day ahead. A superb opportunity with the apartment above either for letting or for the owner.

The whole atmosphere is fresh and bright with the restaurant light and vibrant being carefully and thoughtfully refurbished by the current owners and with complementary three-bedroom two-bathroom accommodation above. Excellent for owner or holiday lets equally.

Kingfisher Restaurant

Accommodation (with approximate dimensions)

Entrance double-glazed door leads into sitting area with large double-glazed windows providing amazing views of the Kent Estuary and Cumbrian Fells beyond. Travertine Tile flooring and pedestrian lift for disabled access.

Restaurant 50' 7" x 21' 6" (15.42m x 6.55m) with seating and tables for up to 60 covers. Two Level sitting area, separated by a stainless-steel handrail, wooden flooring and air conditioning providing hot and cold air. Decoration, lighting and some art included in the sale.

Bar 7' 7" x 7' 5" (2.31m x 2.26m) fully stocked bar with Burlington Slate top, 2 wine display fridges, stainless steel sink, cash till and non-slip flooring. Separate cleaning area with stainless sink unit, security / fire alarm, glass washer and sound system.

Customer Toilets

Hand Washing Area with 2 wash hand basins, Kirkstone tiles and splash backs, mirror and slate flooring. Leading to :

Disabled W.C with hand wash basin and slate flooring.

One Mens W.C with slate flooring.

Two Ladies W.C with slate flooring.



Restaurant





Kitchen



Customer Hand Wash Area



'Sea and Eat'

Main Kitchen with walk-in drinks / wine cupboard. 3 Gram larder fridges, 1 Hoover fridge freezer, stainless steel shelving, Daewoo microwave, 2 Panasonic microwaves and 3 under counter Gram fridges, 3 stainless steel counters, stainless steel passé with heated down lamps and hot cupboard. Blue Seal double fryer and Blue Seal salamander. 2 Blue Seal gas ovens with 4 burner gas stoves. 2 stainless steel sink units and 2 upright freezers and hand wash basin. Full extraction system and shelving units for pots, pans and trays. Non slip flooring. Stable door leading out to side of property.

Wash-Up Area including stainless sink unit, stainless steel shelving and cutlery units, hand wash basin, dishwasher and non-slip flooring.

Office / Utility Room with double glazed window, desk units and filling cupboard and safe. Space and plumbing for a washing machine and dryer, main gas boiler, access to the loft.

Outside Large car park for up to 12 cars at the rear. 2 useful storage sheds and bin area.

Front Disabled parking bays for 2 vehicles. Outside seating area to take in the spectacular Estuary Views.

Rates Rateable value £14,250
Small business relief of £1700 with £5,000 paid annually

Accounts available to interested parties.



Apartment Kitchen Dining



Inner Hall and Study Area



Dining with a View

Kingfisher Apartment

Entrance Double glazed door leads into the Hallway, carpeted stairs lead to the first floor with a double glazed window on the landing.

Inner Hall Study Area with double glazed window and access to the rear entrance via the fire escape. Cupboard housing the Valliant gas boiler, carpet and radiator.

Dining Kitchen 23' 4" x 12' 4" (7.11m x 3.76m) with double glazed windows overlooking the Kent Estuary and the Cumbrian Fells beyond. Range of wall and base units, double stainless steel sink unit. Stoves New Home electric fan oven and 5 ring gas hob, over head extractor fan, under counter Haier fridge and separate freezer, integrated dish washer, space and plumbing for a washing machine, laminate flooring and radiators.

Living Room 19' 7" x 13' 5" (5.97m x 4.09m) with 2 full length double glazed windows overlooking the Kent Estuary and Cumbrian Fells beyond, laminate flooring and radiators.

Bedroom One 19' 7" x 7' 9" (5.97m x 2.36m) with double glazed window, carpet and radiator.

En-Suite With large corner walk-in shower, hand wash bash, WC, heated towel rail, under floor heating and tiled walls.

Bedroom Two 11' 9" x 9' 5" (3.58m x 2.87m) with double glazed window and views of the Kent Estuary, carpet and radiator.

Bedroom Three 11' 9" x 9' 9" (3.58m x 2.97m) with views of the Kent Estuary and Cumbrian Fells from the double glazed window, carpet and radiator, useful walk in cupboard with shelves

Family Bathroom Bath with shower over, W.C and hand wash basin, heated towel rail, tiled walls and cushion flooring.

Holiday Let Kingfisher Apartment currently provides a secondary business opportunity. The apartment is currently used as a holiday let via Sykes Cottages. Furniture can be purchased for the Apartment via separate negotiation.

Council Tax Band C - South Lakeland District Council

Tenure Freehold. Vacant possession upon completion.

Services Mains gas, water and electricity.

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 Arnside Office.



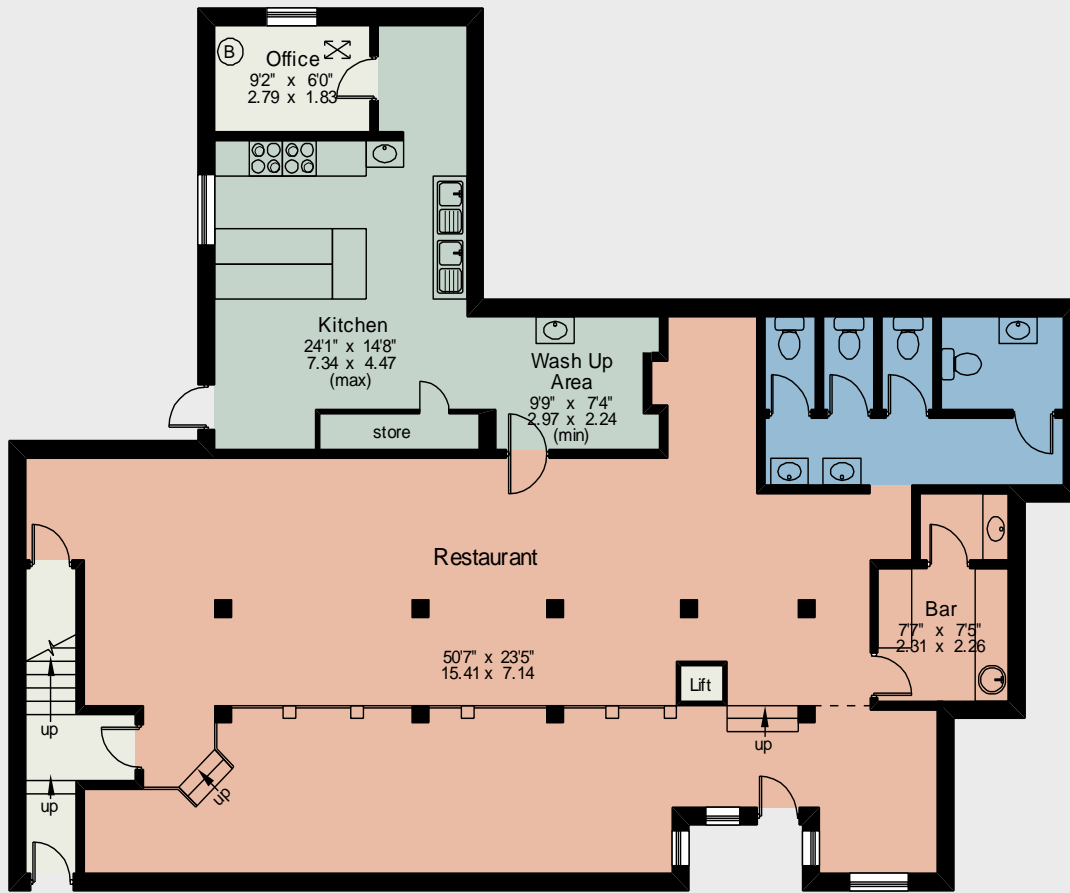
Living Room



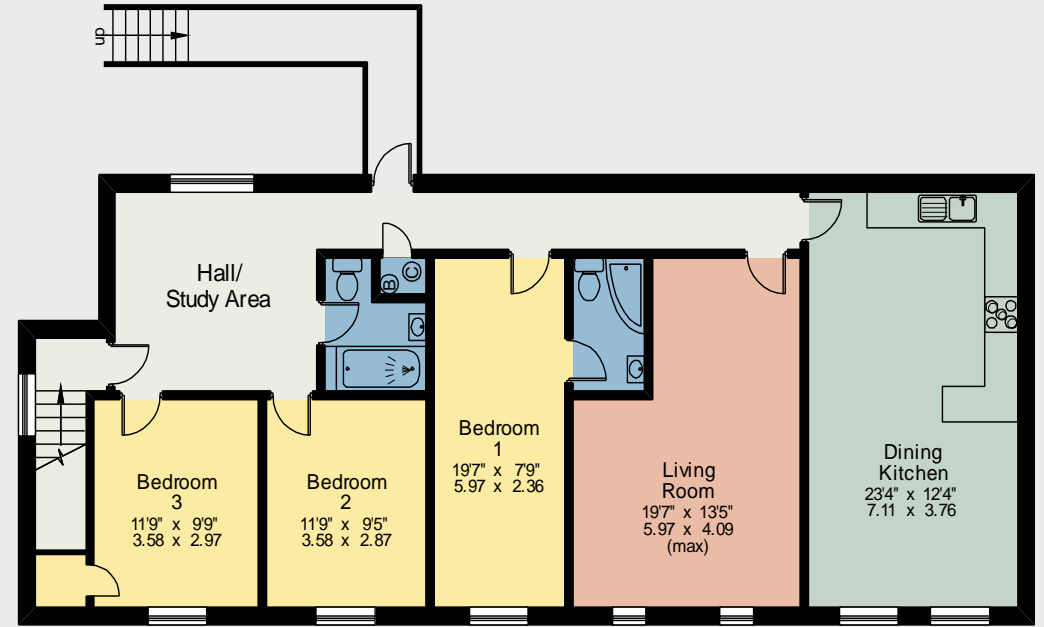
Bedroom 1



Bedroom 2



Ground Floor



First Floor

Approx Gross Floor Area = 3292 Sq. Feet
 = 305.8 Sq. Metres

For illustrative purposes only. Not to scale.



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Location

From the traffic lights in the centre of Milnthorpe, follow the road towards Arnside passing the Shoreline Business Centre, The Kingfisher Restaurant is on the left with large customer car parking at the rear.

Thought from the Vendors

'What a beautiful place to live and work!
The ever-changing views of the Kent Estuary
with the Cumbrian Fells beyond make a
wonderful backdrop.
We have enjoyed every minute of living and
working here.'