



## Windermere

**£850,000**

Beresfords Restaurant & Pub  
Beresford Road  
Windermere  
Cumbria  
LA23 2JG

Sale of a prominently positioned restaurant and bar and premises. The property can be bought as an investment and has the option of leasing out the café/bar or even both the café/bar and restaurant separately. Within walking distance of both Windermere and Bowness the Restaurant has approximately 50 covers and also patio area seating a further 20 covers. Option to purchase 2 bed 2nd floor flat above.

Property Ref: W5345







Entrance Hall



Restaurant



**Description:** Set on a corner plot with an outside terrace, 50 covers on the ground floor and a separate basement bar area, this is a rare opportunity to buy both the trading business and the premises. Perhaps of interest to someone wanting to branch out on their own, or indeed an investor purchaser looking for a long term investment.

The business has been trading for over 15 years in its present capacity and the owner is looking to retire from catering. The ground floor has a large dining area capable of seating 50 comfortably, with bar, fully equipped commercial kitchen and separate ladies, gents and disabled toilets. The basement bar area (which is capable of running separately if desired) seats 30 and is ideal for private functions.

Stock is available separately and will be discussed at the time of sale.

There is also the option to purchase a large, modern 2 bedrooomed 2nd floor flat above the restaurant which would make ideal owners or staff accommodation. This is available separately at £250,000 (Further details upon request).

**Location:** Prominently positioned on the corner of Lake Road and Beresford Road, towards the top of the ever popular tourist village of Bowness On Windermere being on the main road leading from Windermere to Bowness.

**Accommodation:** (with approximate measurements)





Restaurant



Restaurant





Restaurant Bar



Gallery Kitchen



Kitchen

**Entrance Hall** Steps lead to both the restaurant and the café/bar.

**Restaurant/Bar** 38' 8 max" x 27' 0 max" (11.79m x 8.23m) A spacious area with approximately 50 covers with open gallery style kitchen. Holding BV 4 shelf Gamko wine fridge. The bar area has a cash register, 2 group Ducale coffee machine and Mazzer coffee grinder, Comenda glass washer, Parry ice machine and double door bottle fridge.

**Open Gallery Style Kitchen** 9' 6" 0" (2.9m x 0m) A good sized working kitchen including, pot wash area with dishwasher, stainless steel work benches, chest freezer, small ice cream freezer, large double door fridge, Lincat twin tank electric fryer, Zanussi 6 hob cooker and oven, Angelopo 4 cage pasta boiler, double door sauce fridge, 2 door electric pizza oven, hot plate, 3 door larder fridge, soup kettle. Samsung 1850w microwave and Sharp 1900w microwaves, Robot Coup Stem Blender MP450 Ultra full extraction system and small extraction system, both leading onto outside flues.

There are separate ladies, gents and disabled toilets all having WC, washbasin, hand dryer and extractor fan. The toilet for disabled people is fully equipped with wall mounted rails and lowed wash handbasin.

Storage Cupboard.

**Outside:** 17' 3" x 7' 0" (5.26m x 2.13m) A great area for Al fresco dining or maybe a quick drink in the sun!





Kitchen



Kitchen





Kitchen



Basement Cafe/Bar



Basement Bar

**Basement Cafe/Bar** 37' 4" x 17' 7" (11.38m x 5.36m) The main bar area amounts to approximately 510sqft being very tastefully decorated and fitted out with a stylish modern bar of oak with kirkstone polished green slate surface. Built-in bench seating, two booth seating areas and separate ladies and mens toilet facilities. In addition there are store rooms and beer cellar. The well equipped bar in addition to the fixed seating and bar includes two display coolers, Universal cash till, Jagermeister freezer, glass washer, music amplifier, LG 32" flatscreen TV, Philips 43" flatscreen TV, air conditioning unit, CCTV together with all glassware and crockery.

**Boiler Room** Storage area with sanitary pump station.

**Services:** Mains gas, water, drainage and electricity. Both the basement café/bar and the restaurant at Beresfords are run on separate boilers.

**Business Rates:** Rateable Value of £27,750 with the amount payable of £13,597 for 2021/22. Small business rates applicable.

**Tenure:** Long leasehold for the residue of 999 years subject to a peppercorn rent.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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





Basement Cafe/Bar



Basement Cafe/Bar



Total area: approx. 282.3 sq. metres (3039.0 sq. feet)

For illustrative purposes only. Not to scale. REF: W5345

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.