



Grasmere

£125,000

Greens Cafe
College Street
Grasmere
Cumbria
LA22 9SZ

What could possibly be better than running a stylish and popular café or tea room in the heart of beautiful Grasmere in the Lake District? Maybe running one which is licensed and can also open into the evenings if desired? Greens Café is all of these things and more. Offered on a 12 year lease from 2020, this is a superb business and lifestyle opportunity.

Popular all year round in the centre of the National Park with a thriving all year round tourist trade, the property overlooks the village Green and could simply not be better placed. Offered fully equipped as a going concern this is not one to miss.

Property Ref: AM3700





Cafe

Location The property could hardly be better placed in the heart of Grasmere overlooking the village Green. There is free short stay car parking (one hour) immediately in front of the Green. On approaching Grasmere from the direction of Ambleside, take the first turning into the village at the mini roundabout opposite the Wordsworth Trust and Dove Cottage (the former home of William Wordsworth) and proceed through the village until the Green is seen on your right hand side. Turn right into the one way lane which is College Street where free car parking is provided. Greens Café will be almost opposite you at the right hand end of this terrace. There are larger public car parks close by.

Description Very well presented and enjoying outside seating for around 40 covers in addition to the 35 inside, this highly popular and very successful licensed café enjoys an excellent turnover approaching £220,000 pa (after vat) and could be run effectively by a couple or with the additional support of staff, depending on personal preferences and requirements. The current owners operate usual business hours for a café, although the lease permits opening between the hours of 9.30 am and 9.30 pm, so there is obvious potential to develop the turnover further by catering for evening diners.

Grasmere is almost as well known the world over for its literary connections with William Wordsworth and the romantic poets as it is for its beautiful setting at the very heart of the Lake District National Park. The Park is now a Unesco World Heritage Site which attracts a reported 47 million visitors every year, spending around £3 billion annually, so there could hardly be a more

opportune moment to move into the catering world, and what a perfect way to do just that. Small enough to be manageable, large enough to be popular and profitable with a solid income with potential to develop yet further- this opportunity will be someone's dream come true. It could be yours.

The property is offered on a 12 year lease from May 2020 at a rental of just £18,750 pa so you don't even need to find the capital for a significant outlay on a freehold property. The premises are offered fully equipped as a going concern and includes outside seating for around 28 covers outside at the front and 12 at the rear with over 35 covers inside in very comfortable and welcoming surroundings. There are ladies and gents WC's, a preparation room, a well equipped commercial kitchen and a very useful store. Some lovely views are enjoyed, which is just one of many reasons why this prominent establishment is so popular with many return customers, local and visitors alike.

A rare and wonderful opportunity - don't miss out.

Accommodation (with approximate dimensions)

Cafe Area 31' 6" x 18' 11" (9.62m x 5.78m) Wonderfully light and airy thanks to being dual aspect with large picture windows and external glazed doors, this immaculately presented café comfortably seats 30 or more in welcoming surroundings. With an open fire having slate hearth and surrounds, with a timber mantle providing a warm and cosy environment for all. The service area has base units and complementary work surfaces, a timber counter, and stainless steel sink and drainer with mixer tap. The



Outside Seating at the Front

café comes fully-equipped and ready for immediate use with a range of crockery and appliances including a Lincat hot water dispenser, Polar refrigeration ice maker, Mazzer Luigi coffee grinder, Rimini coffee machine, Blizzard drinks fridge, Electra fridge, and Samsung ER900 electronic till. Also with a Vaillant boiler, 3 radiators and a corner display cabinet.

Commercial Kitchen 15' 8" x 11' 9" (4.79m x 3.59m) Having stainless steel work units, a range of base units and under the counter shelving, and with appliances including a Tefcold upright fridge, New World electric oven, Logik electric oven, 5 ring gas hob, Buffalo grill, Buffalo panini press, 2 De Longhi microwaves, Elitech upright fridge and an under counter freezer. With a double stainless steel sink with mixer tap, tiled walls and flooring, the kitchen comes fully-equipped and ready for immediate use with a range of equipment and utensils.

Store 13' 1" x 7' 8" (4.00m x 2.35m) With both power and light, and with ample shelving providing excellent storage and appliances including a LEC chest freezer, Combi Steel upright freezer, Mondial Elite upright fridge, Scandinova upright freezer and Polar upright fridge.

Office 6' 10" x 6' 6" (2.10m x 2.00m) An invaluable office space with shelving for storage.

Cloakroom Lobby

Ladies With WC, wash hand basin, extractor fan and dispensers for toilet tissue, soap, and hand towels. Having tiled walls.

Gents With WC, wash hand basin, extractor fan and dispensers for toilet tissue, soap, and hand towels. Having tiled walls.

Outside Having a part covered paved patio to the front with seating for around 28 covers, and an additional seating area for around 12 at the rear.

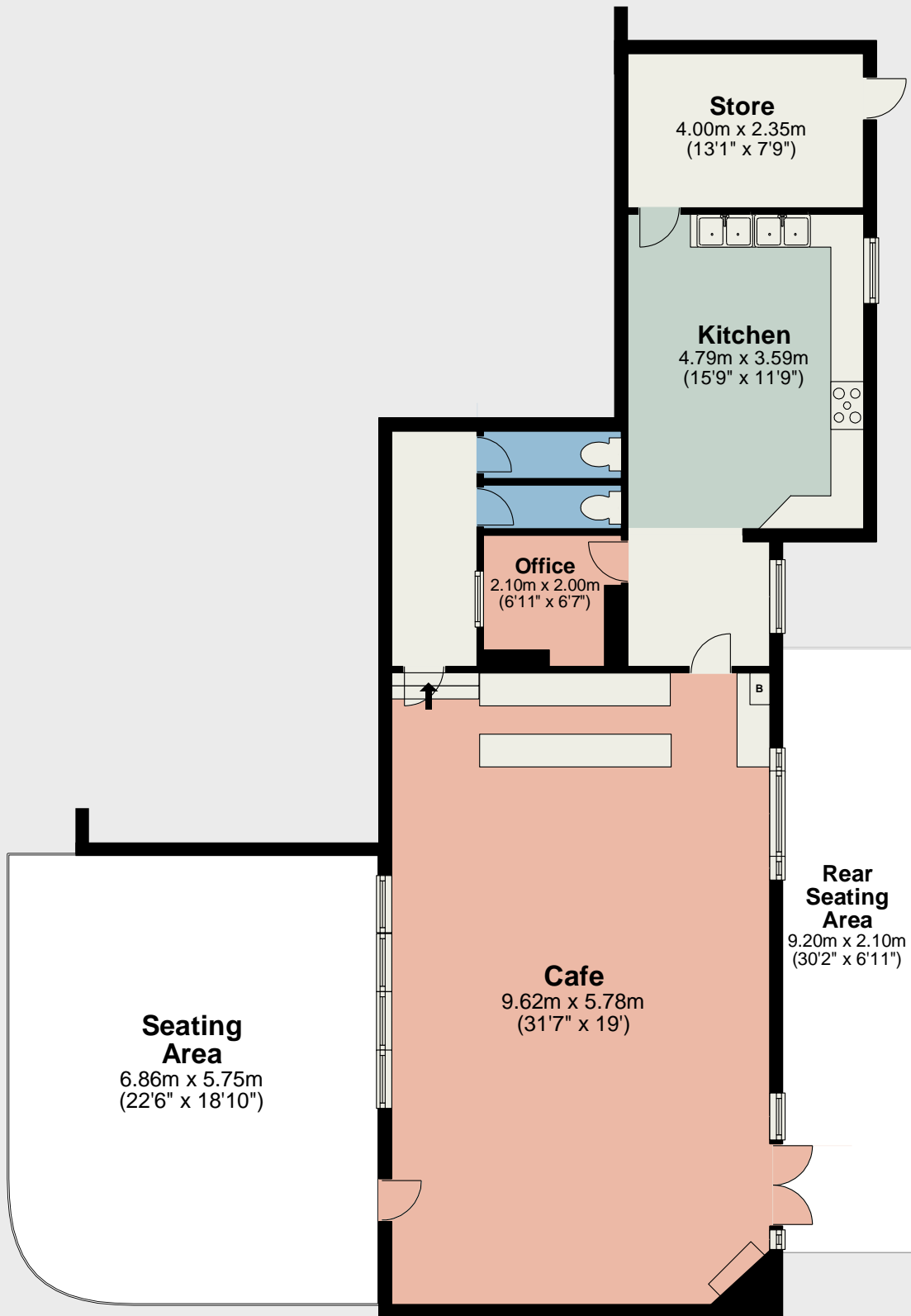
Tenure The property is offered on a 12 year lease from 17th May 2020 with an annual rent of just £18,750 pa, with a tenant only break clause at 6 years (May 2026) on full repairing terms. A copy of the lease is available from our Ambleside Office.

Business Rates Greens Café has a rateable value of £12,250 The amount payable for 2023/24 would be £6,112.75 but with a retail discount of 75% for hospitality industry applied the current owners pay £1,528.29

Services The property is connected to mains electricity, gas, water and drainage.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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



Total area: approx. 156.8 sq. metres (1688.1 sq. feet)

For illustrative purposes only. Not to scale. REF: AM3700

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