

TO LET



Restaurant/Cafe/3,573 Sq. ft. (332 Sq. m.)/£25,000 per annum.

Hayton Farm Shop and Café, Hayton

Cumbria, CA8 9JD

Walton Goodland (Wills Riddell Dealing)

agency@waltongoodland.co.uk

01228 514199



FARM SHOP AND CAFÉ WITH OUTDOOR COVERED SEATING AND FULLY FITTED KITCHEN.

- LOCATED ON THE A69, CARLISLE-TO-NEWCASTLE MAJOUR TRUNK ROAD.
- PICTURESQUE COUNTRYSIDE SURROUNDINGS
- WELL MAINTAINED, HIGH QUALITY INTERIOR CONDITION.
- CAR PARKING FOR CIRCA 25 CARS

LOCATION & DESCRIPTION

Hayton Farm Shop & Café is situated in the heart of the Cumbrian countryside, within easy reach of local villages and passing tourist routes. The property benefits from a picturesque setting with strong appeal to both local residents and visitors exploring the surrounding rural landscape.

The property benefits from its location on the A69 Carlisle to Newcastle trunk road, that provides easy access and high visibility to a large volume of passing traffic.

The building comprises a brick construction with steel roofing throughout. In addition to the main café area with capacity for 45 to 60 covers, there is covered outdoor seating as well as an events room with an additional 20 covers.

The car park is tarmac and has the capacity for around 25nr cars. This is shared with the swimming pool adjacent to the property.

SERVICES

Mains water, drainage and electricity are connected to the property. None of the services or associated plant has been tested.

PLANNING

Interested parties can enquire of Westmorland & Furness Council on www.westmorlandandfurness.gov.uk or alternatively telephone: 0300 373 3300.

EPC

A new EPC has been instructed.

ACCOMMODATION

The property comprises the following approximate areas: –

Café: 1,699 Sq. ft. (157 Sq. m.)

Main Retail Area: 593 Sq. ft. (55 Sq. m.)

Small Retail Area: 149 Sq. ft. (13 Sq. m.)

Sun Room: 401 Sq. ft. (37 Sq. m.)

Kitchen: 281 Sq. ft. (26 Sq. m.)

Staff Room: 85 Sq. ft. (7 Sq. m.)

Store 1: 118 Sq. ft. (11 Sq. m.)

Store 2: 243 Sq. ft. (22 Sq. m.)

Outdoor Mezzanine Area: 481 Sq. ft. (44 Sq. m.) (not included in total calculation)

Total: 3,573 Sq. ft. (332 Sq. m.)

Toilets

Ladies: 4 WC & 2 WHB

Gents: 2 WC (1x Disabled) & 2 WHB

OPPORTUNITY

The property is available to let via a lease only option: Suitable for an operator wishing to establish their own concept. Or alternatively, a business acquisition option: Opportunity to take over the existing farm shop and café business (subject to negotiation)

The current business has developed a loyal customer base and benefits from established local goodwill, making this an attractive turnkey opportunity for an experienced operator.

RENT / LEASE

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

Walton Goodland. 3 Wavell Drive, Rosehill Business Park, Carlisle, CA1 2ST T: 01228 514199 F: 01228 594303
agency@walgoodland.com www.walgoodland.com

BUSINESS RATES

The subject property is currently assessed for Business Rates as follows: –

Gelthouse Farm, Hayton, Brampton, Cumbria, CA8 9JD
(Factory, tea room and premises) – RV = £15,500 (April 2026)

Interested parties should access the Government website at www.gov.uk/find-business-rates for further information.

£25,000 per annum, on full repairing and insuring terms for a term of years to be agreed.

VAT

All prices are quoted exclusive of and are not liable to Vat.

VIEWINGS & CONTACT

Viewings strictly by appointment only. All enquiries to Walton Goodland at: agency@walgoodland.com Tel: 01228 514199.

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