BUSINESS FOR SALE

Little Chamonix Café

7 Lake Road, Keswick, CA12 5BS

RENOWNED CAFÉ IN PRIME LAKE DISTRICT HONEY POT LOCATION

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Occupying a prime position on Lake Road, Keswick

KEY HIGHLIGHTS

- Occupying a prime position on Lake Road, Keswick
- Major national and international tourist destination
- Outdoor pursuits capital of the UK
- Business established for over 6 years, has been a café for 20+ years
- Popular café serving breakfast, lunch, homemade cakes and vegan options open Wednesday to Sunday 10am – 4pm
- Trip Advisor Travellers Choice Award 2021
- 90% of Trip Advisor reviews rated *Excellent* or *Very Good*
- Ground floor shop premises *(24 covers)* with outdoor alfresco tables *(16 covers)* fronting Lake Road
- Consistent turnover and profitability, employing 7 staff including the owner
- Sale subject to new lease agreement

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WALTON GOODLAND

LOCATION

The Little Chamonix Café occupies an enviable location at the very heart of Keswick Town Centre fronting on to the pedestrianised Lake Road where it forms a small niche piazza type setting with outdoor tables from surrounding premises.

Adjoining occupiers include Lakeland and The Orchid House along with the Dog & Gun Pub opposite, Treeby and Bolton and The Lake Road Inn.

Keswick is an extremely popular tourist destination at the heart of the Northern Lake District Fells bordering Derwent Water. Known as the outdoor pursuits capital of the UK the town is a year round tourist hot spot for outdoor adventure enthusiasts, boasting a buoyant hospitality and leisure sector.

Keswick is approx. 15 miles west of Junction 40 of the M6/A66 and 30 miles north of Kendal being the gateway to the northern and western Lake District, including Derwent Water, Bassenthwaite and Ullswater.

DESCRIPTION

The property comprises a small ground floor lock-up shop unit with floor to ceiling windows, arranged and occupied as a café with both fitted and loose seating and tables providing for up to 40 covers inside and out.

There is a small open plan servery/kitchen area, integral toilet, and adjoining rear outside store. There is existing outdoor seating on the pavement to the front.

ACCOMMODATION

The property comprises the following approximate areas and dimensions:

Sales:	400 sq ft (37 sq m)
Wash Area:	20 sq ft (2 sq m)
Toilet:	1 wc & 1 whb
Outside Store:	19 sq ft (2 sq m)
Shop Width:	6.11 metres
Shop Depth:	6.06 metres

SERVICES

Mains electricity, water and drainage are attached to the property.

RATEABLE VALUE

Premises: £24,750

Interested parties should make their own enquiries of the Valuation Office Agency at *www.voa.gov.uk*

TENURE

Leasehold.

The business is offered for sale subject to a new lease direct with the landlord for a term of years to be agreed. The current rent is £19,000 pa exclusive of Business Rates, VAT and all other outgoings on essentially internal repairing and insuring terms.

BUSINESS

The Little Chamonix Café is named after one of the UK's most popular and photographed multi-pitch climbing routes located nearby in the renowned Borrowdale Valley 5km south of the town.

Established by the current owners in 2015 the business has been successfully trading now for approximately 6 years providing for a rewarding lifestyle with a good mix of regular local customers, tourists, day trippers and repeat business.

Serving breakfast and lunch plates along with homemade cakes, the café is popular throughout the day with walkers setting off and returning from the fells as well as day trippers descending on the town.

The business employs 3 full time (including the owner) and 4 part time staff and currently opens between the hours of 10:00 and 16:00, Wednesday to Sunday.

Offering both eat-in and take-away options the café caters for 40 covers dealing with renowned local suppliers. An opportunity exists to increase the opening hours and menu.

The business presents an established opportunity for someone to create a new lifestyle with the back drop of one of the most beautiful locations in the world.

Accounting information can be made available to bona-fide interested parties subject to viewing the property and/or following further discussions with the selling agents.

PRICE

Offers in the region of £45,000 including goodwill fixtures and fittings. There is no existing website. The sale price does not include the social media which is personal to the existing owners.

Please note that the property is leasehold and will be subject to a new lease agreement with the landlord for a term of years to be agreed.

EPC

The EPC rating is D-95.

A copy of the EPC can be obtained from the selling agents or viewed on their website.

VAT

VAT is not applicable.

We confirm that VAT is not charged in addition to the rent.

VIEWING

Under no circumstances should a direct approach be made to the owner or staff of the business. All enquiries to be via Walton Goodland. Viewing arrangements can be made where appropriate, subject to serious enquiries only.

For further information and to arrange a viewing please contact Stephen Sewell:

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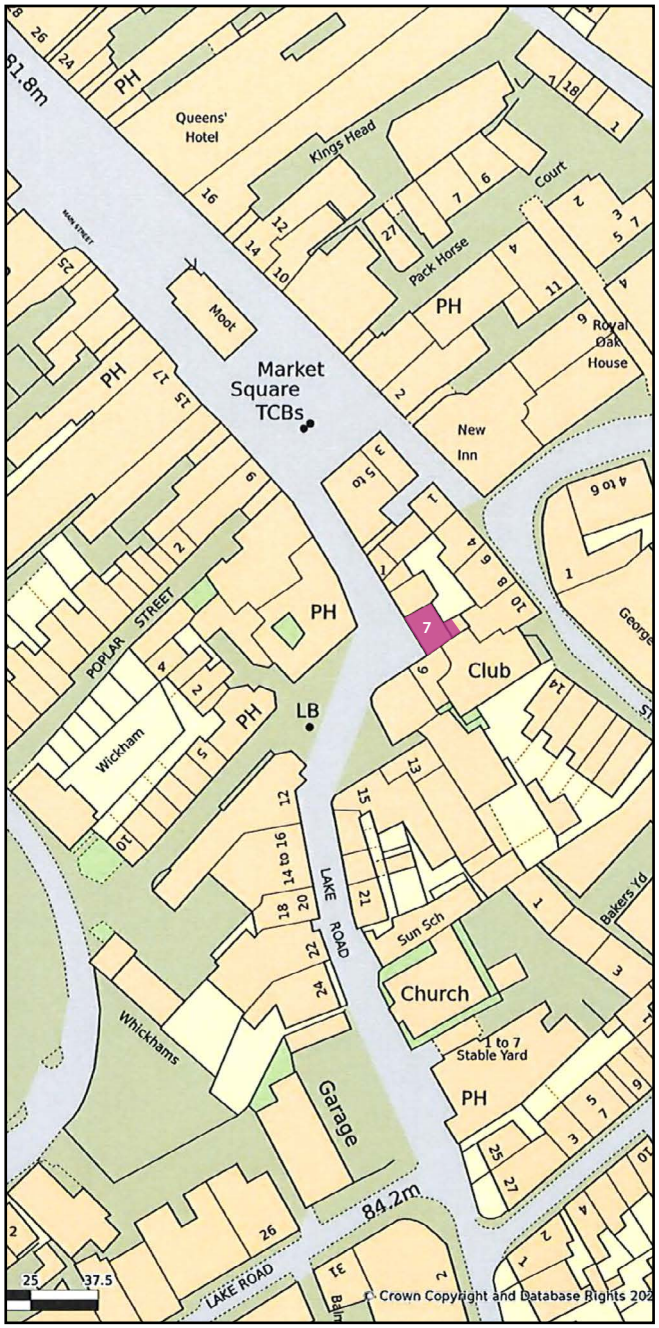
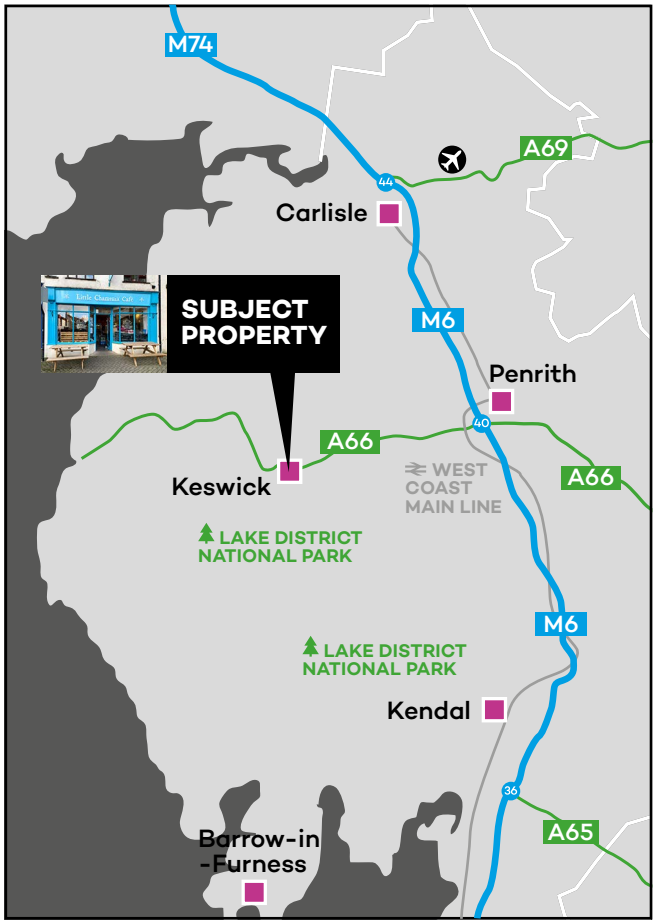
CA3 8DA





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RICS