



Bumbles Cafe

2 Bridge Street, Ambleside LA22 9DU

Leasehold £70,000

An excellent business opportunity to acquire a well established café/premises. The property owned by a local charitable trust, has and is offered on an original 12 year lease. A Grade II Listed cottage in the heart of the Lake District National Park. An ideal life style/business opportunity. The café currently has internal covers for approximately 17 with an additional 14 covers outside with a pavement licence. The property is spread over three floors including private living accommodation above. Comprising of one bedroom, shower room, living room and kitchen which doubles as commercial kitchen. Offering a superb opportunity for a couple to live a great lifestyle in the Lake District. The property is conveniently placed only a few minutes walk away from the large variety of amenities Ambleside has to offer including shops, restaurants, post office and Churches. There are numerous fell and country walks from the doorstep.

Accommodation

Recess open porch with glazed door leading into;

Cafe Attractive room with original exposed beams, tiled floor and original feature cast iron range with oak mantle. Window seat with view over the Stockghyll. The kitchen area has a selection of base units with stainless steel sink unit with mixer tap and excellent work surface and display cabinet. From the open porch there is an enclosed staircase leading to;

First Floor Landing Guest WC with pedestal wash hand basin. Half wall tiled, tiled floor and hand dryer.

Kitchen Immaculately presented commercial kitchen with a comprehensive selection of stainless steel work surfaces and units and shelving, including sink unit with mixer tap. Two ovens, electric four ring hob, free standing fridges. Plumbing for washing machine.

Private Living With exposed beams and view over Stockghyll. TV point.

Second Floor Landing with exposed beam and velux window.

Bedroom Spacious double bedroom with dormer window. Exposed floor boards and beams.

Shower room Three piece suite comprising of corner shower unit, WC and pedestal wash hand basin. Electric shaver point. Part wall tiled. Eaves storage.

Tenure: The property is currently on a 12 year lease from November 2024 on IRI terms with 3 yearly rent reviews. The rent at present is £9,000. The property is owned by a local charity in Ambleside, The Herd Lawson Trust.

Rateable value: £4,150 actual amount payable £2,070.85. Small business relief may be available.

Council Tax Band 'A'.

Services All mains services are connected. Gas central heating.

What3words: ///dried.reworked.increased

Directions: From the town centre proceed past the Post office up north road, turning left after approximately 50 yards and the property can be found second on the left, over looking Stockghyll.

Broadband: Ultrafast speed potentially available from Fibribus and Openreach of 1000 Mbps download and for uploading 1000 Mbps.

Mobile;

Indoor: Vodafone are reported as 'limited' for both Voice and Data services. EE, and O2 are both reported as 'likely' for Voice services and "limited" for data. Three are reported as "likely" for both Voice and Data services. Outdoor: EE, Three, O2 and Vodafone are reported as 'likely' for both Voice and Data services. 5G is predicted to be available around this location from the following provider(s): EE, Three and Vodafone. Please note that this predicted 5G coverage is for outdoors only.

Broadband and mobile information provided by Ofcom.

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

