

## Leasehold Café Business as a Going Concern Scope for expansion

Buttercups Café  
Laburnum House  
The Square  
Hawkshead  
LA22 0NZ



Hawkshead is one of the prime tourist destinations within the Lake District National Park and, being situated close to the shores of Esthwaite Water and Windermere and on the edge of Grizedale Forest, benefits from a significant number of tourists throughout the year. The village is famous for its links with William Wordsworth, Beatrix Potter (whose house, Hilltop, is at Near Sawrey close by).

### Location

The Buttercups Café is situated right in the centre of the village in The Square above premises occupied by Peter Rabbit and Friends. The business therefore occupies an excellent position for passing trade.

### Description

The property comprises a fully equipped café, held on a long lease and currently open during limited daytime hours only and therefore offering the scope to change the style of business and increase

turnover and profitability, for which there is considerable scope. Access to the property is from the southern side of the building, meaning that the entrance is facing visitors as they approach the centre of the village from the main (and only) car park for the village, a short distance away. Laburnum House was originally the reading rooms for Hawkshead and the café benefits from a significant amount of natural light having a large display window overlooking The Square.

### Accommodation

The property offers the following accommodation:-

1 <sup>st</sup> floor café and servery	38.16 sq m	(411 sq ft)
Kitchen – fully fitted	10.95 sq m	(118 sq ft)
Ladies wc – 1 N <sup>o</sup> wc, 1 N <sup>o</sup> whb		
Gents wc – 1 N <sup>o</sup> 1 N <sup>o</sup> whb		
<b>Total internal area</b>	<b>49.11 sq m</b>	<b>(529 sq ft)</b>

### Lease

The property is held on the balance of a 9-year lease from April 2009 on a full repairing and insuring basis at a passing rental of £8,400 per annum, subject to 3-yearly rent reviews linked to RPI. A longer lease can be made available from the landlords, subject to the status of the ingoing tenant.

### Business

The availability of the business is due to the proprietor's ill health and, accordingly, the business is not currently trading to anything approaching its potential, and is only open during limited daytime hours. The business currently operates as a traditional tearoom/café but would offer a purchaser the opportunity to extend opening hours into the evenings, including the possibility of changing the style of operation to more of a bistro/restaurant operation. The premises licence is currently Monday to Saturday, 10.00 hrs to 00.00 hrs and Sunday noon to 23.30 hrs. The café is fully equipped and the sale price includes all furniture, furnishings, catering equipment, crockery, linen and cutlery. A more detailed inventory will be made available upon request.

### Price

Offers in the region of £59,500 to include the goodwill of the business, leasehold property and inventory.

NB. The availability of the Buttercups Café offers a purchaser a rare opportunity to acquire a

competitively priced business which is fully equipped, and ready to expand. It offers an excellent opportunity for an owner/manager to create a style of operation to suit their skills, in a prime central Lake District honeypot location.

### **Energy Performance Certificate**

An EPC has been commissioned and will be made available to potential tenants.

### **Legal Costs**

Each party to be responsible for the payment of their own legal fees.

### **Rating Assessment**

Rateable Value – £8,500

UBR – 41.4p

### **VAT**

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

### **Viewing**

Strictly by appointment through Peill & Company, tel 0845 450 4444 (Simon Adams dealing) [simon@peill.com](mailto:simon@peill.com)



Deals Winner 2010  
Most Active Agent  
Cumbria & Lancashire