

Business For Sale

Lounge Lizard
Yard 39, Highgate
Kendal
LA9 4ED



Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes being situated approximately 20 miles north of Lancaster, 33 miles from Barrow in Furness, 60 miles from Carlisle and 8 miles from access to the M6 motorway at Junction 36. The town has a resident population of approximately 25,000 but draws on a wider catchment population from a number of villages and affluent rural hinterland. The town is the administrative centre for South Lakeland District Council and has a broad employment base which has helped to maintain unemployment levels well below the national average.

Location

The property is located on Tanners Yard situated just off Highgate which has representation from major multiples such as Iceland, Yeomans and Oxfam. Also nearby is Burgundys Wine Bar and a number of other licensed premises.

Description

The property comprises a mid terraced property providing an attractive bar and lounge area with unique atmosphere appealing to all ages.

Accommodation

The property has the following approximate areas:-

Upper floor	306 sq ft
Lower floor	213 sq ft
Total bar/sales area	519 sq ft

Business

Lounge Lizard has been operating in its existing location for 7 years and has built up an excellent reputation with the locals. The intimate nature of the bar provides a great atmosphere on an evening.

Accounts

A statement of accounts is available to interested parties.

Price

£15,000 to include all fixtures, fittings and goodwill.

Lease

The property is to be let on a new 3 year lease at a rent of £7,740 p.a. exclusive of rates payable monthly in advance.

Rateable Value

Rateable Value £4,750 UBR 41.4p

EPC

This 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.

VAT

The property has not been registered for VAT.

Viewing

Peill & Company, Tel 0845 450 4444 – Luke Nicholson dealing (luke@peill.com)



