

**Lake District National Park business for sale
as a going concern**

**Lakeland Potteries
5 St Martin's Parade
Bowness-on-Windermere
Cumbria
LA23 3DY**



**Well established gifts, ceramic and pottery business ready
for purchaser to walk-in and trade**

Bowness-on-Windermere is one of the main tourist destinations in the United Kingdom and is situated within the heart of the Lake District National Park which is now a UNESCO World Heritage Site. The village lies on the shores of Lake Windermere and benefits from significant numbers of tourists throughout the year. Latest figures from Cumbria Tourism for 2016 show that there were in excess of 45 million visitors to the Lake District National Park with an annual spend of £2.72 billion. 38.8 million visitors were day trippers, with approximately 6.3 million overnight stays. The tourism industry in the Lake District supports a total of approximately 36,250 full time jobs.



Location

The subject property, which is shown for identification purposes on the enclosed street traders plan and is situated in 'Old Bowness' on a pedestrian thoroughfare leading from one of Bowness-on-Windermere's main shoppers' car parks to the main retail centre. The property therefore benefits from an excellent location adjacent to the post office, Coral, café and hairdresser whilst benefitting from a significantly lower rental than would be payable if the property was located on Lake Road.

Description

The property comprises a ground floor lock-up shop with first floor ancillary accommodation currently used for storage purposes, but equally suitable for additional sales space.

The shop comprises part of a parade of similar shops with the benefit of a covered external walk-way offering the ability for additional external display of goods for sale.

Accommodation

Internal width	5.71 m	(18ft 9 inches)
Shop depth	8.08m	(26 ft 6 inches)
Ground Floor sales area	41.15 sq m	(443 sq ft)
First floor ancillary	21.94 sq m	(236 sq ft)
Total net internal area	63.09 sq m	(679 sq ft)

The Business

The business trades as Lakeland Potteries and has operated in excess of 20 years (and for approximately 3 years by our client). The business specialises in gifts, pottery, ceramics and associated items and operates from a well fitted shop on St Martins Parade. The availability of the business is purely due to our clients concentrating on their alternative business interests elsewhere in the County, and the availability of the business offers an ideal opportunity for either an established business operator, or somebody wishing to relocate to the Lake District National Park to have a ready-made business with scope for significant expansion and improvement in the profitability. For the past few years, the business has been operated on an ad hoc basis by our client with significant scope to expand the business including expansion of internet sales (the website www.crockeryandkitchenware.co.uk). The website currently contributes only a modest amount to turnover but with dedicated support and SEO, this could be expanded significantly. In addition to this, all sales are currently retail sales through the shop and there is scope for wholesale supply to hotels, restaurants, cafes and catering establishments throughout the Lake District National Park and further afield. The web address domain name will be included in any sale.

Lease

The property is held on the balance of a full repairing and insuring lease from 19 April 2016 at a rental of £7,000 per annum subject to rent review in April 2019. The lease expires in April 2022 but could potentially be extended by any purchaser of the business if required.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £6,900
UBR – 48.0p (2018/2019)

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Price

Offers in excess of £25,000 for the lease and business as a going concern plus stock at valuation.

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Energy Performance Certificate

The property has an energy performance asset rating of 'C'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease

VAT

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

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.



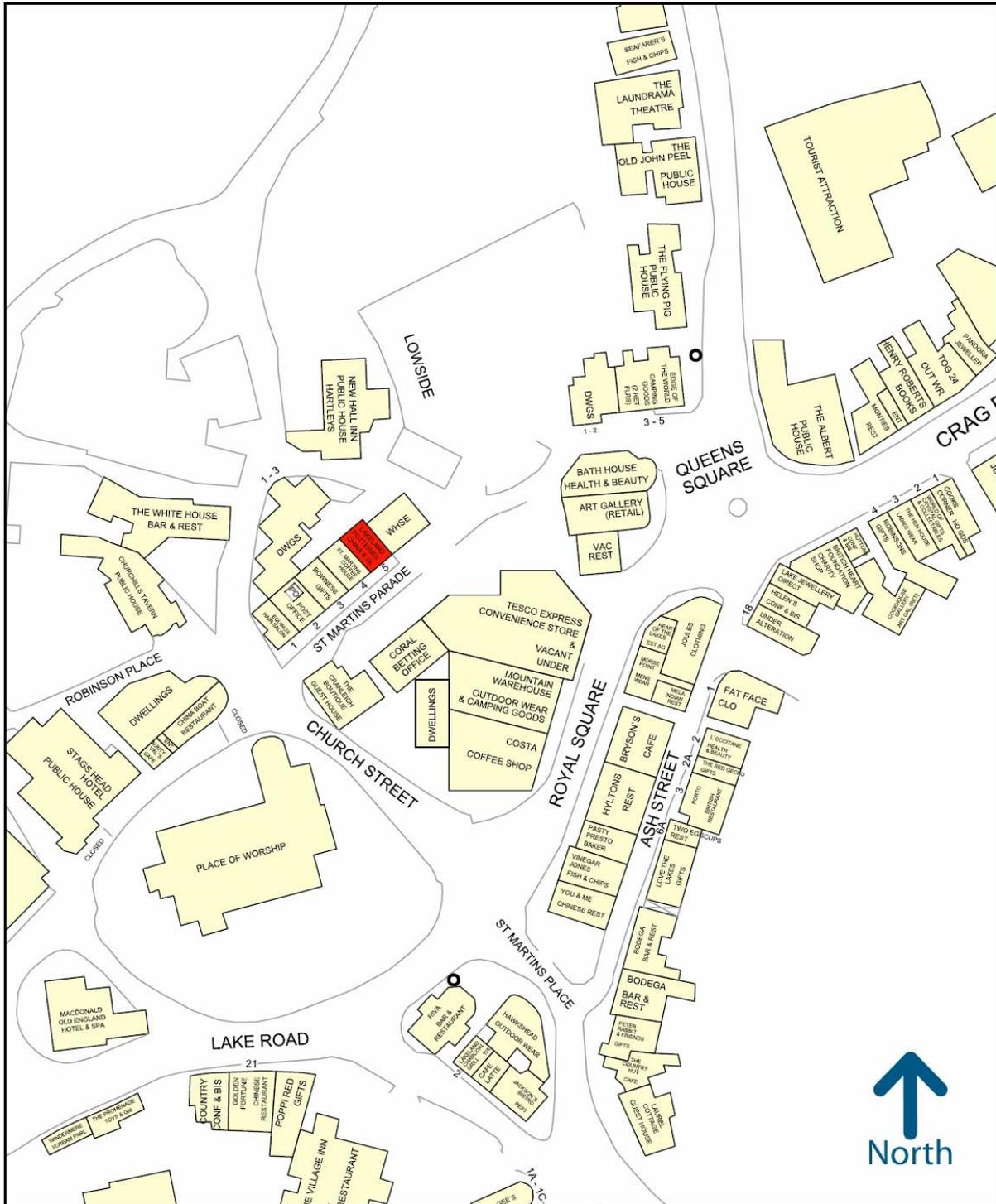
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Bowness-on-Windermere

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Plan for identification purposes only

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