

**PRIME LAKE DISTRICT CAFÉ/BUSINESS OPPORTUNITY  
TO LET ON A NEW LEASE – NO INGOING**

**Former Charlie's Café  
7 Oak Street  
Windermere  
Cumbria LA23 1EN**



**Ideal opportunity for independent café or restaurant use – prominent roadside position close to Co-Op, Boots, Greggs, Sainsbury's & Homeground**

Windermere is the principal centre in the south of the Lake District National Park, which is one of the UK's most visited tourist destinations. Together with neighbouring Bowness-on-Windermere there is a resident population of approximately 7,000, but visitor numbers swell this considerably with a 12-month season, and 7-day trading. The property offers the opportunity for an independent business to trade in a prime retailing location.



### Location

The property is shown for identification purposes on the attached street traders' plan and occupies a very prominent roadside position at the junction of Crescent Road and Oak Street. The property is immediately opposite the Co-op convenience store, and close to Sainsbury's and a range of both national and strong independent traders including Greggs, Boots, Post Office and Homeground. The property is at the junction of Oak Street with Crescent Rd, with free on-street car parking, and plentiful long-term pay & display parking in the immediate vicinity.

### Description

The property, which has traded as a 30-cover café for a considerable number of years, comprises a ground floor lock-up shop with interesting split-level trading area wc to the rear of the shop, with timber glazed shop front. There is a kitchen at lower ground floor level. There is a prominent frontage to passing traffic. The property is being let as a vacant unit ready for an incoming tenant to fit-out the premises. Photographs shown in these particulars include the previous tenant's fixtures.

There is a separate, self-contained 1-bedroomed flat above the café, that could potentially be made available at an additional rent.

### Accommodation

The property offers the following accommodation:-

Ground & Upper Ground floor sales - Net Internal Area	<b>76.24 sq m</b>	<b>(821 sq ft)</b>
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### Terms

The property is available to let on the basis of a new 6-year lease, subject to upward only rent review on the third anniversary on a full repairing and insuring basis.

### Rent

£12,500 per annum exclusive for the café (1 bed flat available separately at £700 pcm)

### Rating Assessment

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

Rateable value £9,500  
UBR – 49.9p (2024/2025)

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

**NB.** Under the current business rate regime, a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable.

### Energy Performance Certificate

The property has an energy performance asset rating of '47-B'.

### Services

Mains water, mains gas, mains drainage and mains electricity are connected.

### Legal Costs

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

### VAT

All prices, outgoings and rentals are quoted net of VAT which may be chargeable at the prevailing rate. The property is not presently registered for VAT.

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### Viewing

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

### Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.



**NB.** Photos show previous tenant's fixtures

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50 metres

Experian Goad Plan Created: 20/02/2025  
Created By: Peill and Company



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