



Hot Food Takeaway in LA22

Cheapside, Ambleside, Cumbria, LA22 0AB

£325,000 Starting Bid

Property features

- ✓ Superb freehold investment opportunity
- ✓ Excellent central location close to amenities
- ✓ Ground floor commercial
- ✓ Bright first and second floor living accommodation

Description

A Grade II listed building – prominently placed in beautiful Ambleside – the ground floor premises are offered as a going concern, with the advantage of a 3 bedroomed apartment (for either own occupation, long term or holiday letting) offered with vacant possession spread over the three storeys above.

The ground floor is dedicated to the commercial space, presently let to Tacos on a new three year lease from June 2025 at £7,800 per annum, and consists of servery take away counter area, L shaped informal seating, and a commercial kitchen space with useful under stair storage area and a WC cloakroom.

Stairs from the entrance porch lead to the living accommodation on the upper three floors. The breakfast kitchen on the first floor is bright and welcoming being part tiled with wall and base units and having complementary work surfaces incorporating a stainless steel sink and a half with drainer and mixer tap over. Integrated appliances include a Lamona 4 ring gas hob, separate electric oven and extractor over. Benefitting from having space to dine whilst admiring the view of historic central Ambleside beyond, in particular that of the historic Market Hall, the Grade II listed building opposite, a fascinating building dating from 1863. The wide window seat here lends itself perfectly to a bit of people watching.

To the second floor is a reception room (currently utilised as an additional bedroom – the choice is yours), a bedroom and a modern shower room. Part tiled with a three piece suite comprising a Mira shower, pedestal wash hand basin and WC. A heated ladder style towel rail/ radiator ensures warm towel are always to hand.

Stairs from the landing here lead to the third floor where there are two further bedrooms, one being in the eaves and featuring characterful exposed timbers. Additionally there is a shower room on this floor too, being part tiled with a Mira shower, pedestal wash hand basin, and WC, as well as a heated ladder style towel rail/ radiator.

All in all, this is a wonderful opportunity for an investor, whether as residential letting to long term tenants, staff accommodation or perhaps one amazing family home – come and see for yourself.

Location Ambleside itself is a bustling market town, the very hub of The Lake District National Park, busy all year round with tourists and yet also enjoying a thriving resident population which includes students at the University of Cumbria. The region boasts a steady and virtually all year round tourist industry, which no doubt contributes to making this popular little market town the thriving hub which it is today.

Located close to the main car parks the premises combine being both right in amongst the activity yet select enough in its location to set itself apart.

Price: Starting Bid £325,000

Property Type: Hot Food Takeaway

Business Type: Sandwich Shop / Cafe

Parking: None

Description

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Location

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Tenure

Freehold - 2 Titles: CU263461 & CU295093



EPC

Rating D



Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.





Cheapside, Ambleside, Cumbria, LA22 0AB

Contact your local branch today for more information on this property:

19 Cleeve Wood Road, Bristol, Gloucestershire, BS16 2SF, <http://www.mcoleman.co.uk/>

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