



Inglenook Fish and Chips The Square, Ingleton, LA6 3EG **Price Guide £95,000**

Located in the heart of Ingleton - a popular tourist destination - Inglenook Fish and Chips has traded since the 1960s. The village is a gateway to the stunning Yorkshire Dales National Park and a key destination for holiday makers and day-trippers. The business is ideally situated at the end of the famous Ingleton Waterfalls Walk and close to the open air swimming pool. This is Three Peaks country, with ascents of Ingleborough starting in the village. The amazing limestone scenery is a draw for hikers, cavers and cyclists. Ingleton is also a great base from which to explore the Forest of Bowland, Lake District and coast at Morecambe Bay. This long-established business is popular with locals and visitors alike and is ideal for owner operation, with 2 bedroom residential accommodation over the restaurant.

Inglenook Fish and Chips



Ground floor commercial space comprises: counter service and customer seating area; fryer ranges; vestibule through to kitchen and food preparation area. A dry store, laundry and WC are accessed via an external door to the side of the property, with a separate spud store across the road with keypad for deliveries.

The 2 bedroom apartment is accessed via an external door from the front aspect, with an internal door through to the counter area. Stairs rise to a first floor landing providing access to all the residential accommodation, comprising: modern kitchen; superb lounge with charming balcony and external steps down to the front of the property; bathroom; single bedroom two and large double bedroom one. Presented in good decorative order, the apartment benefits from ample storage and wardrobe space.

Outside, bins can be stored to the side of the property and there is space on the public pavement for customer seating.

Ingleton Location

Ingleton is a thriving village with a strong community and a good range of bars, pubs and shops. It is well known for the spectacular waterfalls walk. Ingleborough - one of the Yorkshire Dales 3 Peaks - dominates the local landscape. Ingleton is a key destination for holiday makers and day trippers. The village has a good Primary School and is in the catchment for both Settle College and QES, Kirkby Lonsdale. Local amenities are within easy access, including the open air swimming pool and a

flagship Co-op grocery store with petrol forecourt. Trains can be caught at Bentham and Clapham on the Leeds/Lancaster line. Lancaster and the M6 are half an hour by car. Popular local market towns include Kirkby Lonsdale and Settle. The A65 provides good links to Kendal and Skipton. As well as the Yorkshire Dales, Ingleton is ideal for day trips to the Lake District, Forest of Bowland and Morecambe Bay.

Business Information

The property is available on a competitive Full Repair and Insure lease at £346.15 per week. Rent reviews take place every 3 years and the current 20 year lease began in 2017, with 16 years to run. The sale price includes a full inventory of equipment to the commercial space. The business is currently eligible for Small Business Rates Relief. Trading since the 1960s, the current owners have run the business since 2016. The annual turnover in the year end accounts to 30th April 2020 was £119,251, with a gross profit of £75,518. The business currently operates on reduced hours at 3 days per week, with great potential for increased profit generation through extended hours.

Commercial Areas

Customer Service



Customer service area with UPVC double glazed external door and windows to the front aspect. Counter with till. Vinyl flooring. Radiator. Open to customer seating area.

Customer Seating 17'2" x 8'11" (5.23m x 2.71m)



UPVC double glazed external door and window to the front aspect, further double glazed window to the side aspect. Fitted and free standing table seating. Exposed stone feature wall. Chiller. Wall mounted TV. Vinyl flooring.

Fryers



Fryer ranges to rear of serving counter. Fitted shelves. Microwave. Fridge freezer. Vinyl flooring. Access to vestibule.

Vestibule



Open through to kitchen and preparation area.

Preparation 6'2" x 9'10" (1.87m x 3.00m)

Double stainless steel sink. Tap. Mixers. Tiled floor. Open to kitchen.

Kitchen 10'8" x 9'10" (3.26m x 3.00m)



UPVC double glazed door and window to the front aspect. Double Stainless steel sink. Hob. Chest freezer. 2 fridge freezers. Fitted units and shelving. Tiled floor.

Hall

UPVC double glazed door to the front aspect. Stairs rising to first floor apartment. Door through to customer service area.

Laundry 8'2" x 6'11" (2.50m x 2.11m)



Timber external door to the front aspect. Plumbing for washing machine. Space for dryer. Vinyl flooring. Access to cloakroom.

WC

Cloakroom with WC and wash hand basin. Vinyl flooring.

Dry Store



Timber external door to the front aspect. Fitted shelving.

Spud Store

Located opposite the main property. Used for deliveries with keypad access.

Apartment

Landing



Spacious landing with UPVC double glazed window to the rear aspect. Built-in double cupboard. Carpet. Radiator. Access to lounge, bedroom 2 and kitchen, with stairs down to external entrance and steps up to the bathroom and bedroom 1.

Kitchen 11'9" x 9'2" (3.58m x 2.80m)



Modern fitted kitchen with UPVC double

glazed window to the front aspect. Range of wall and base mounted units. Stainless steel sink and drainer. Cooker. Fridge. Cupboard housing gas central heating boiler. Cupboard housing hot water cylinder. Vinyl flooring.

Lounge 18'4" x 11'5" (5.60m x 3.49m)



Superb large lounge with UPVC double glazed window to the rear aspect and double glazed window and external door to the front aspect and balcony. Carpet. Radiator. Access to balcony.

Balcony 3'2" x 8'6" (0.97m x 2.60m)

Balcony to front aspect with external steps down to pavement.

Bedroom 2 11'9" x 7'0" (3.58m x 2.14m)



Good-sized single bedroom with UPVC double glazed window to the front aspect. Fitted wardrobe and shelving. Carpet. Radiator.

Bedroom 1 12'1" x 11'4" (3.69m x 3.45m)



Large double bedroom with UPVC double glazed window to the side aspect. Built-in wardrobes with sliding doors and mirror. Carpet. Radiator.

Bathroom

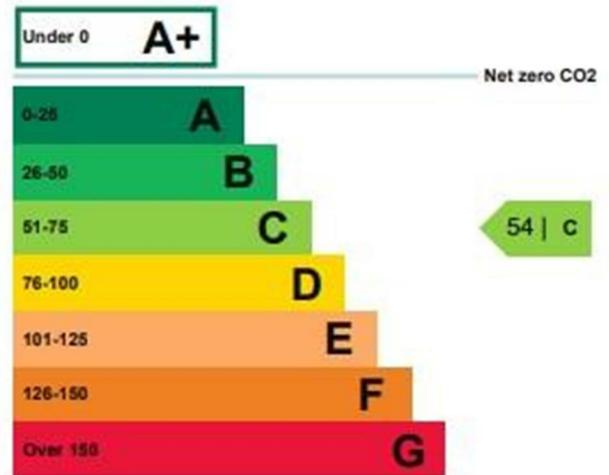


Modern bathroom with UPVC double glazed window to the side aspect. Suite comprising, P-shaped bath with shower over, wash hand basin and WC. Extractor. Tiled floor. Radiator.

EPC

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Rated 54 C for energy efficiency.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

FISHER HOPPER

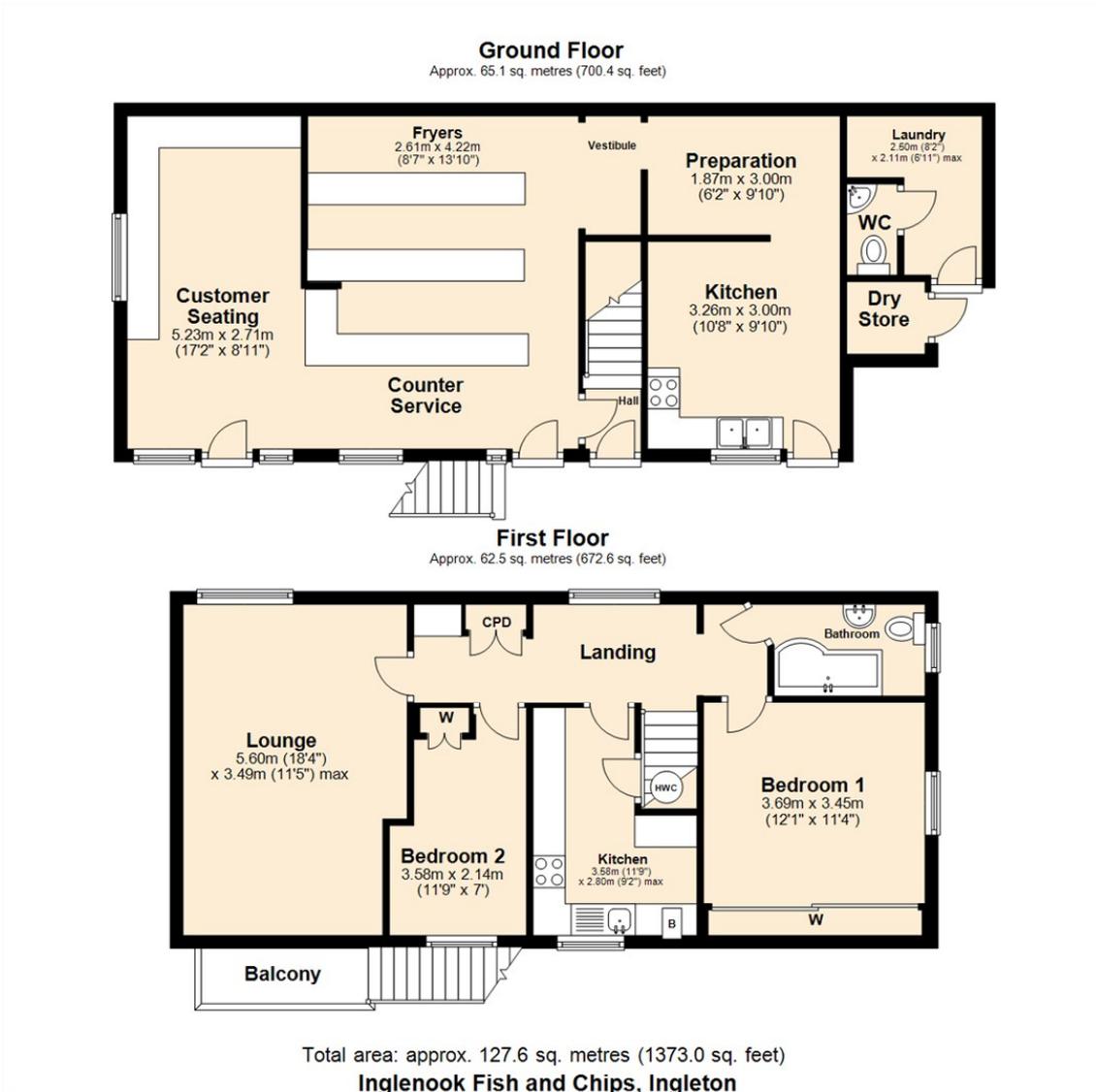
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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map

