



Tata's Café, 36 Main Street

Kirkby Lonsdale, LA6 2AJ

Offers Around £25,000



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Tata's Café

In the heart of the town with good footfall, Tata's Café has been trading for 7 years, providing breakfast, lunch, drinks and cakes. The business is available now, as a going concern for £30,000, including, goodwill, fixtures and fittings.

Contact Fisher Hopper Estate Agents to arrange a meeting with the owner.

Location

Kirkby Lonsdale is a charming market town with an excellent range of independent shops. Attracting visitors all year round, the town is famous for Ruskin's View and Devil's Bridge, and is well-located for day trips to both the Yorkshire Dales and Lake District. Tata's Café is located in the main shopping area, with good footfall throughout the year.

Lease and Business Information

7 year maintaining and insuring lease from November 2021. £1,020.83 Per Month. Business Rates: £535 per month. Generating an income in region of £90,000 P.A. Owner operated.

Restaurant

15'11" x 11'1" (4.84m x 3.38m)

Main restaurant with timber framed single glazed window and door to the front aspect. Table seating for 18 covers. Laminate flooring. Display shelving. Drinks chiller.

Kitchen

7'0" x 10'11" (2.14m x 3.34m)

The kitchen area has a timber framed stable door to the rear aspect - where there is bin storage. Stainless steel sink and drainer. Dishwasher. Shelving. Extractor. Wash hand basin. Till. Coffee machine. 3 fridges. 1 freezer. Stainless steel preparation area. Cooker. 2 microwaves. Grill. 2 toasters. Sandwich maker. Vinyl flooring.

Store

8'8" x 3'1" (2.64m x 0.95m)

Storage cupboard with shelving.

WC

4'1" x 3'3" (1.24m x 0.99m)

Customer cloakroom with WC and wash hand basin. Tiled flooring.

EPC

EPC pending.

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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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

FLOOR PLANS

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



Road Map



Hybrid Map



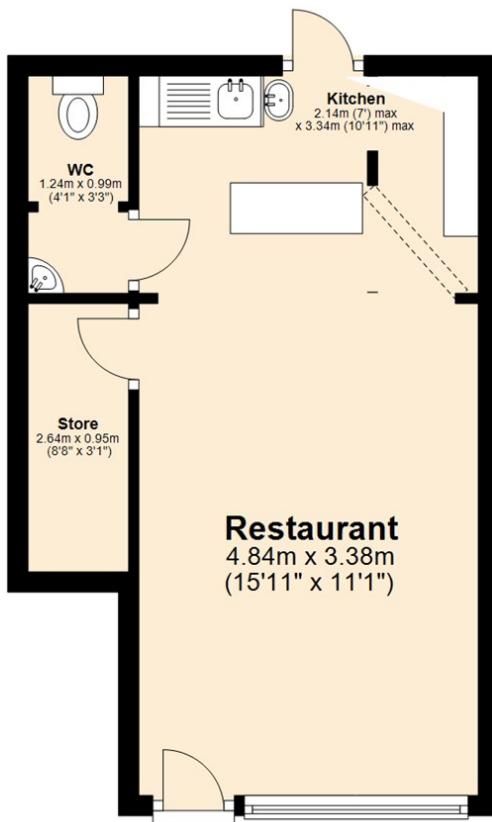
Terrain Map



Floor Plan

Floor Plan

Approx. 29.1 sq. metres (312.7 sq. feet)



Total area: approx. 29.1 sq. metres (312.7 sq. feet)

Tatas Cafe, Kirkby Lonsdale



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