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**Barbon Stores & Cafe New Road, Nr Kirkby Lonsdale, LA6 2LL
Offers In The Region Of £60,000**



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Location

An idyllic location in Barbon, 8 minutes drive from the beautiful market town of Kirkby Lonsdale.

Barbon is a thriving rural village with Barbon Stores and Cafe at its heart. The village is 20 minutes drive from Oxenholme train station, on the West Coast Glasgow to London Line and 20 minutes drive from junction 36 of the M6 motorway. Barbon is set within the Yorkshire Dales National Park, helping you with plenty of marketing opportunities.

Description

Barbon Village Stores and Cafe is set within a substantial detached residence on the edge of the village adjoining a field. A long established award winning business (Family Business of the Year Award for Hospitality in the UK; named as one of the best Cafes in the North West by The Sunday Times and so on) which has to be open for the benefit of the village as part of the lease. For this reason the existing rent payable is extremely low for the size of the premises available.

Within the building there is very spacious living accommodation as well, ideal for a family.

Catering scope to seat 21 people inside the cafe and a further 55 outside with the outside purpose built 'Funky Little Shack Bar'.

Extensive car parking facilities, garaging and storage plus good sized garden area. Superfast B4RN internet throughout the building.

Accommodation

The Village Shop

34'8" x 15'3" (10.575 x 4.651)

Overall measurement including staircase leading off, Ground Floor Business Premises with seating for some 21, illuminated display counter, fitted shelving, double bowl stainless steel sink unit, dishwasher, coffee roaster and coffee machine.

Store Room Above

34'10" x 16'4" (10.636 x 4.988)

Maximum overall measurement including stairwell, useful spacious First Floor storage.

Living Accommodation

Inner Hall

With spindled staircase leading off, radiator, access to the external seating area and internal access to the shop.

Lounge

13'8" x 12'10" (4.171 x 3.924)

Plus deep front bay window, tiled fireplace, radiators.

Dining Room

14'7" x 12'8" (4.469 x 3.870)

Tiled fireplace, view over meadow.

Kitchen

10'3" x 9'8" (3.127 x 2.960)

Belfast sink unit, range of fitted wall and floor units, wooden worktops, tiled splashback, range cooker, extractor hood, plumbing for washer, underfloor heating, tiled flooring, inset ceiling lighting.

Pantry

Traditional pantry with flagged flooring and shelving.

Back Hall

With external accesses and store area off.

Toilet

Bedroom 4

10'7" x 7'5" (3.235 x 2.273)

Electric wall heater, view over Barbon Fell.

First Floor

Galleried Landing

With spindled staircase leading off, landing window with view, radiator.

Bedroom 1

14'6" x 12'11" (4.436 x 3.944)

Bedroom fireplace focal point, window with view.

Bedroom 2

13'7" x 12'11" (4.148 x 3.955)

Windows with view over meadow, radiator.

Second Floor

Landing

Bedroom 3

12'5" x 8'10" (3.805 x 2.698)

Plus deep open eaves area, bedroom fireplace focal point, window with view, radiator.

Bathroom/w.c.

13'0" x 10'5" (3.977 x 3.177)

Overall measurement including airing cupboard with gas boiler, bath with electric shower unit over, wash basin, toilet, radiator, large under eaves storage area.

Exterior

South facing Courtyard seating areas, one with a living roof and one with a Pergola, customer parking, garaging and good sized garden area.

Extensive Customer Parking

Parking for up to 15 cars.

Garaging

20'0" x 9'10" (6.117 x 3.000)

Plus partitioned Office Area 3.192m x 2.992m (about 10'5" x 9'9") and Store Area 5.999m x 1.837m (about 19'8" x 6') maximum overall measurement with staircase leading off. Additional first floor storage area.

Customer Toilet

Wash basin and toilet.

Rear Garden

Good sized rear garden area laid to lawn with shrubs enjoying a sunny aspect. Adjoining field to the south. 3 large raised beds. Wendy House/Shed.

Courtyard Seating

In 2 sections providing seating for up to 55 people. Access to The Funky Little Shack Bar. Pizza area. South facing terraces. Most pleasant outlook adjoining a field with sunny aspect. Ideal for bistro nights, pizza nights, tapas nights.

Services

Mains services available.

Tenure

This is a Leasehold business sale with an extremely low passing rent of £417 per calendar month. We are advised a new lease is in the process of being drawn up for a term of 4 years.

Business Sale

Barbon Village Stores and Cafe. A rare opportunity to acquire a shop and residential premises in Barbon. The village shop must remain open as a condition of the lease which is reflected in the particularly low rent.

Included in the business sale will be all the necessary fixtures and fittings to run the business with stock at valuation. Also included in the sale will be the extensive car parking and living accommodation, garaging and storage as well as the good sized garden area and external seating.

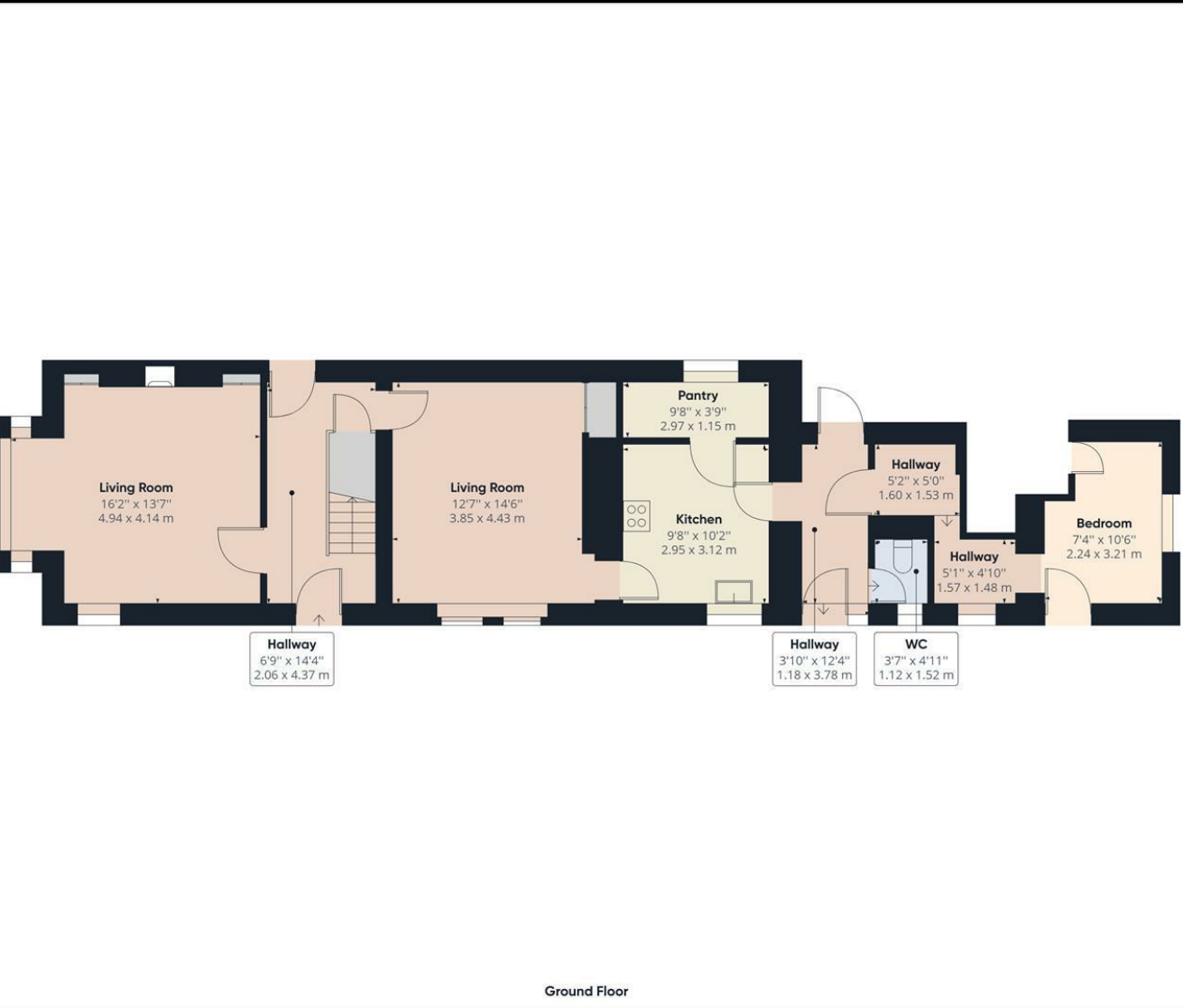
Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approximate total area⁽¹⁾
 883.66 ft²
 82.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.