


# Beresford's Restaurant & Bar

*Beresford Road*
*Windermere*
*LA23 2JG*

*Freehold: £1,200,000*

Ref: 6467088

CHRISTIE & CO

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Regulated by RICS

## KEY HIGHLIGHTS

- Includes 2 x 2 Bed Apartments
- Well Established Business in Prime Location
- Popular with Tourists & Local Community
- 70+ Covers & Outdoor Seating Area
- Fully Licensed
- Energy Rating C

## LOCATION

Beresford's Restaurant & Bar is prominently positioned on the corner of Lake Road and Beresford Road, on the main road leading from the village centres of Bowness and Windermere. Windermere and Bowness are set in the heart of the picturesque Southern Lake District.

The property is located within walking distance of the tourist hotspots of Windermere village and Bowness-on-Windermere, and its many tourist attractions including the World of Beatrix Potter, Windermere Jetty, Museum of Steam Boats and Stories, Brockhole Visitor Centre and the Eastern shores of Lake Windermere.





## THE OPPORTUNITY

Beresford's Restaurant & Bar presents an exceptional opportunity for those seeking a well renowned business venture combined with residential prospects.

Beresford's is renowned for its warm hospitality and cuisine, making it a beloved destination for both locals and tourists alike. The restaurant boasts a spacious dining area tastefully decorated to reflect the rustic charm of the Lake District. With its inviting atmosphere and a menu that celebrates locally sourced ingredients, Beresford's has built a loyal customer base and a stellar reputation.

This freehold sale encompasses not only the well established restaurant and bar but also two charming two-bedroom flats situated above, offering a unique blend of commercial and residential potential. Alternatively, the restaurant and bar is available for sale free of the residential flats at a purchase price of £650,000.

The site may be of interest to someone wishing to establish a restaurant/bar in a popular tourist area, or an investor looking to expand their portfolio.

# DESCRIPTION

**Restaurant and Bar**

Beresford's is a prominently positioned and well known Lake District restaurant and bar. The freehold sale comprises of the bar and restaurant, separate basement café/bar area as well as two separate two bedroom flats situated above. Alternatively, the restaurant is available to be purchased free of the residential flats at £675,000.

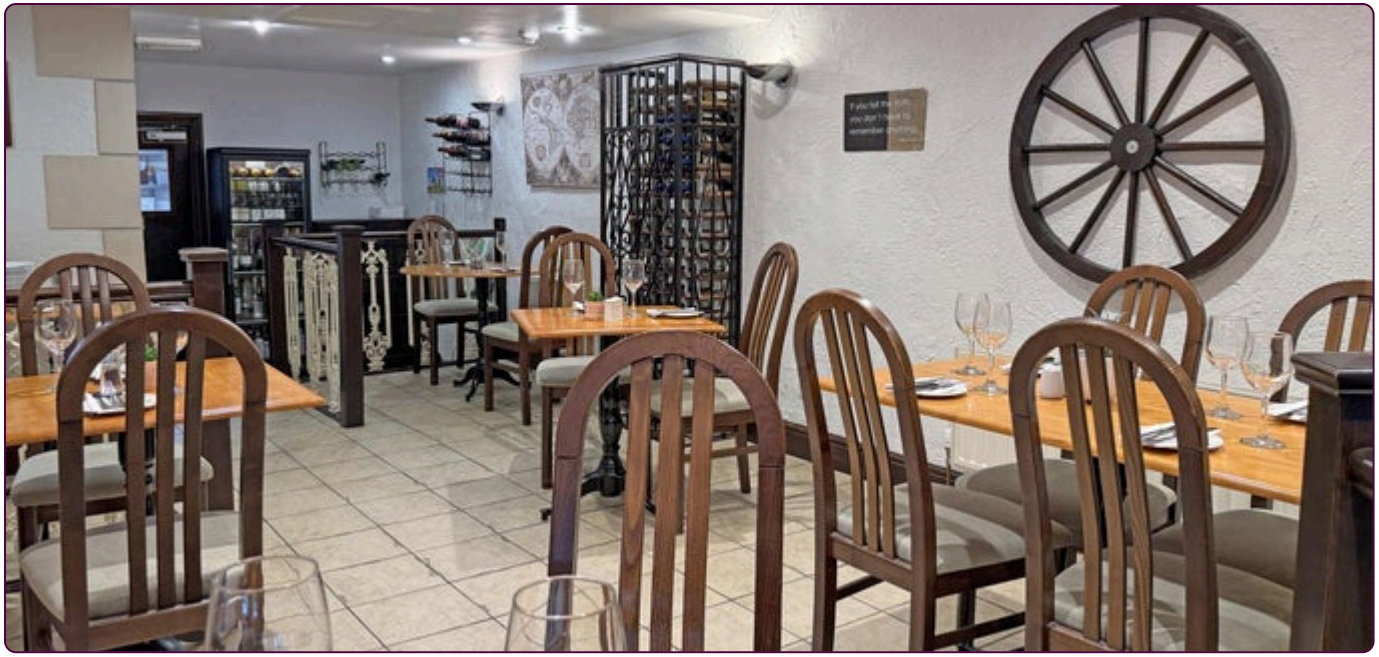
The restaurant, which is decorated in a contemporary style, has a large 50 cover dining area and external patio area with seating for a further 20 covers. The basement bar area (which is capable of running separately if desired) seats 30 and is ideal for private functions.

The business has been trading for over 21 years being well supported by both tourists and locals to the area, and having a high rating on TripAdvisor.

The owner is now looking to retire.

For more information please see the dedicated website: **BeresfordRestaurantandPub**.








## GROUND FLOOR

The ground floor comprises of large entrance hall with steps leading up to the restaurant and bar. Access to the basement bar is via the main entrance.

**Restaurant/Bar**

A spacious bar and dining area with open gallery style kitchen. The fully equipped commercial kitchen is a good working size with pot wash area, commercial grade stainless steel work benches, fridges, freezers, fryers, cookers, pizza oven, dishwasher, etc, as well as a full extraction system.

**Basement Bar**

Approximately 510sq.ft tastefully decorated and fitted out with a modern oak bar and polished green slate surface. Built-in bench seating, two booth seating areas and separate ladies and gents toilet facilities.

The area, which is capable of running separately if desired, seats 30 and is ideal for private functions. In addition there are store rooms and beer cellar on the basement level.

**Ancillary Area**

Ladies and gents WC's on both floors with disabled WC on ground floor. Plenty storage. Boiler Room Storage area with sanitary pump station.

**Services**

Mains gas, water, drainage and electricity. Both the basement café/bar and restaurant are run on separate boilers.

## TRADING HOURS

Tuesday to Saturday
Dinner - 5.30pm till late

Sunday
Lunch - 12:00noon - 3.00pm
Dinner - 5.30pm till late

During the summer period opening and closing times vary.

## FIXTURES & FITTINGS

All fixtures and fittings are owned outright and are to be included within the sale however, any items that are personal to our client will be exempt. Stock is available separately and will be discussed at the time of sale.








Gross internal area: 153.26 m² (1649.7 ft²)
Gross internal area: 99.49 m² (1070.9 ft²)
Gas
Pump Station
Store
Boiler
Bar Area
2573 x 10781
62.59 m²
Cellar
2065 x 2074
4.28 m²
Lower Ground Floor
Kitchen
4406 x 5130
34.19 m²
Store
2359 x 2167
5.11 m²
Dining Area
3606 x 10781
76.31 m²
Ground Floor









# RESIDENTIAL FLATS

This is a rare opportunity to acquire a trading business with residential accommodation in one of the UK's most sought-after locations. Above the restaurant, you'll find two well appointed two bedroom flats.

The flats would make ideal owner's / staff accommodation or can be offered as rental properties, further enhancing investment potential.

Each flat is priced at £275,000.

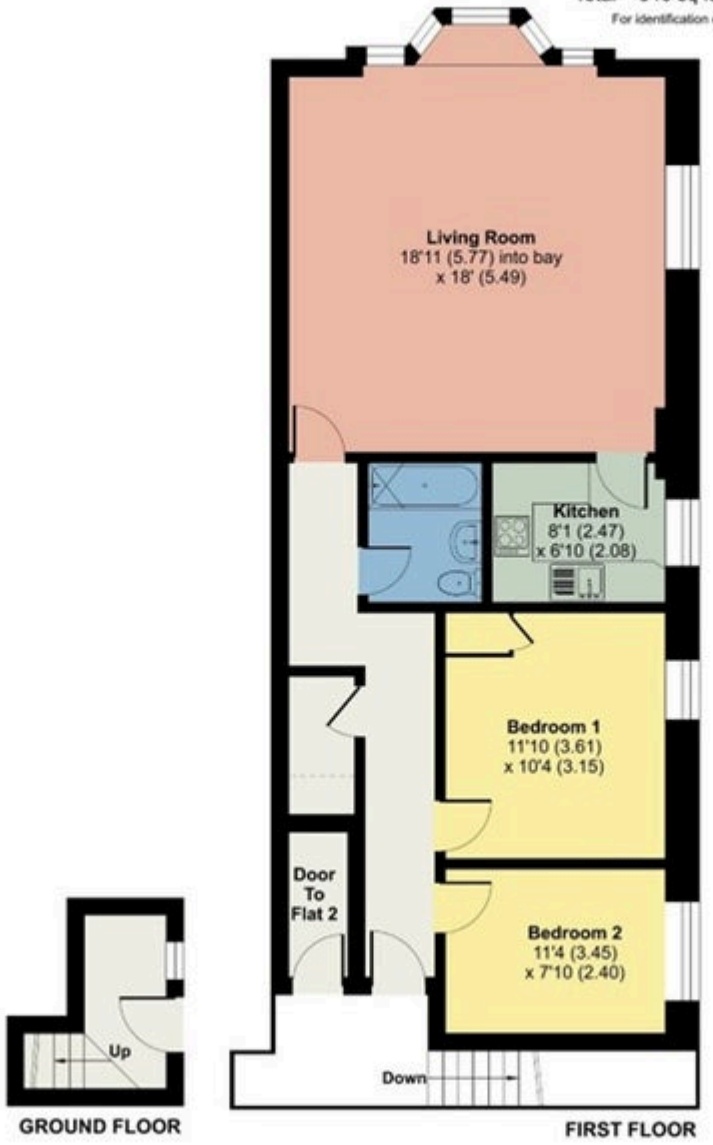
**Flat 1: Craig-y-Don**
Living Room: 18' 11" x 18' (5.77m x 5.49m)
Kitchen: 8' 1" x 6' 10" (2.46m x 2.08m)
Bedroom 1: 11' 10" x 10' 4" (3.61m x 3.15m)
Bedroom 2: 7' 10" x 11' 4" (2.39m x 3.45m)

**Flat 2 Craig-y-Don**
Living Room: 18' x 15' 4" (5.49m x 4.67m)
Kitchen: 18' x 9' 6" (5.49m x 2.9m)
Bedoom 1: 14' 5" x 11' 10" (4.39m x 3.61m)
Bedroom 2: 8' 10" x 5' 5" (2.69m x 1.65m

**Services**
Mains electric, gas, water and drainage. Vaillant gas fired combination boiler providing central heating and hot water. Double glazed windows. (Please note: There is no gas supply or double glazing in Flat 1)

# Flat 1 Craig Y Don, Beresford Road, Windermere, LA23

Approximate Area = 840 sq ft / 78 sq m (exclude flat 2 door)
Limited Use Area(s) = 6 sq ft / 0.5 sq m
Total = 846 sq ft / 78.5 sq m
For identification only - Not to scale







Total area: approx. 71.0 sq. metres (763.8 sq. feet)

## TRADING INFORMATION

Trading information is available on request from serious buyers.

## REGULATORY

Premises License

## BUSINESS RATES

The Rateable Value as at 1 April 2023 is £20,000 with the amount payable of £9,800 for 2024/25. Small business rates applicable.

Confirmation of actual rates payable can be obtained from the local Authority.

Flats: Council Tax: Westmorland and Furness Council - Band C.



# DEBT & INSURANCE ADVISORY

## FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

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## INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

### CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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