

JACKSON'S BISTRO

Saint Martin's Place, Kendal Road, Bowness-on-Windermere, LA23 3EE

VIRTUAL FREEHOLD: £625,000 | REF: 6467099

CHRISTIE & CO

Regulated by RICS

christie.com

KEY HIGHLIGHTS

- Prime central location | Popular tourist town
- Successful and well established
- Well presented throughout
- 60 seater
- YE 2025 ANP £112,603
- Fully licensed - Energy rating F



LOCATION

Jackson's Bistro enjoys a highly desirable setting in the heart of Bowness-on-Windermere, one of the Lake District's most vibrant and visited towns.

Positioned just 180 meters from the shores of England's largest natural lake, the bistro benefits from constant pedestrian flow drawn by lakeside walks, boat trips, independent shops, and nearby attractions.

Bowness is a year-round destination, popular with tourists, walkers, and day-trippers as well as an affluent local catchment, creating a strong and consistent trading environment.

The surrounding area is renowned for its scenic beauty, lively hospitality scene, and enduring appeal, making this an exceptional location for a well-established restaurant business.



DESCRIPTION

Jackson's Bistro is a very well-presented and fully equipped restaurant business, offering up to 60 covers including attractive forecourt dining.

The interior is charming and modern, thoughtfully designed to create an inviting yet contemporary atmosphere. Additional characterful lower-level seating features beamed ceilings, a flagged floor, and original fittings, blending historic charm with comfort and providing an excellent and memorable dining experience.

Operating from virtual freehold premises, the business has traded successfully in this first-class Bowness-on-Windermere location for over 45 years, with more than 32 years under the present ownership, reflecting exceptional stability and care. Jackson's Bistro has built a strong reputation for quality, consistency, and service, attracting both loyal local custom and visitors to the area.

The business currently trades on evening dining only, delivering a healthy turnover with excellent profits, and offers a highly attractive opportunity with clear scope for a new owner to maintain or further develop an already proven operation.







INTERNAL DETAILS

Restaurant: 19' 4" x 16' 5" into bay (5.89m x 5.0m)
A tastefully decorated and comfortably furnished restaurant providing 18 covers. Features include attractive tiled flooring, built-in seating, a sideboard unit, and a wine display fridge, creating an inviting and well-organised dining environment.

Open-Plan Bar / Servery:
A most welcoming and tastefully modern bar and servery, fitted with quality display areas and work surfaces, designed for efficient service and strong visual appeal.

Well-Equipped Commercial Kitchen:
19' 7" x 8' 0" (5.97m x 2.44m)
A professionally fitted kitchen with extensive stainless-steel work surfaces and shelving, a commercial 6-ring gas cooker, grills, dishwasher, two microwaves, three fridges, and freezers, providing an excellent setup for current and future trading requirements. A full inventory will be prepared on sale.

EXTERNAL DETAILS

Forecourt Dining:
Attractive outside seating to the front of the property with covers for up to 10, enhancing visibility and customer appeal.







GROUND FLOOR

Lower Ground Floor Dining Areas:
Accessed via a return staircase, two highly characterful and intimate dining rooms measuring:
18' 10" max x 13' 9" (5.74m x 4.19m)
14' 10" max x 11' 8" min (4.52m x 3.56m)

These areas provide seating for 32 covers and benefit from slate flagged floors, beamed ceilings, electric heaters, and an original kitchen range, creating a distinctive and atmospheric dining experience.

Ancillary areas include customer wc's and a separate waste storage shed, discreetly positioned to the rear of the property.

THE OPPORTUNITY

Jackson's Bistro represents a rare and compelling opportunity to acquire a long-established and highly profitable restaurant business in one of the Lake District's most sought-after locations.

With over 45 years of successful trading, including more than 32 years under the current ownership, the business offers proven stability, strong goodwill, and consistent demand from both locals and visitors.

Operating from attractive virtual freehold premises, the bistro is very well presented, fully equipped, and ready for immediate continuation, allowing a seamless transition for a new owner. The business currently trades on an evening-only basis, generating a healthy turnover with excellent profits, which also presents clear scope for growth through extended opening hours, additional services, or menu development if desired.

The combination of a first-class location, characterful and versatile dining spaces, an excellent reputation, and a manageable operational model makes this opportunity particularly well suited to owner-operators, experienced restaurateurs, or lifestyle buyers seeking a strong business in an exceptional setting.







TRADING HOURS

The business currently trades on an evening-only basis (Tuesday to Saturday).

No daytime trading is undertaken at present, which contributes to a manageable operating model while still delivering a healthy turnover and excellent profits. This also offers clear scope for a purchaser to extend hours, should they wish to do so.

TRADING INFORMATION

Trading accounts for YE March 2025 show a turnover of £317,103, with an EBITDA of £112,603.

TENURE

Long leasehold for the residue of a 999 year lease from 1977 with nominal ground rent. Shared responsibility (1/6th) for West End Buildings upkeep, insurance etc.

REGULATORY

Premises License



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

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

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

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

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:



MARSLIE MCGREGOR
Senior Business Agent - Pubs & Restaurants
T: +44 7813 072 460
E: marslie.mcgregor@christie.com

CHRISTIE & CO