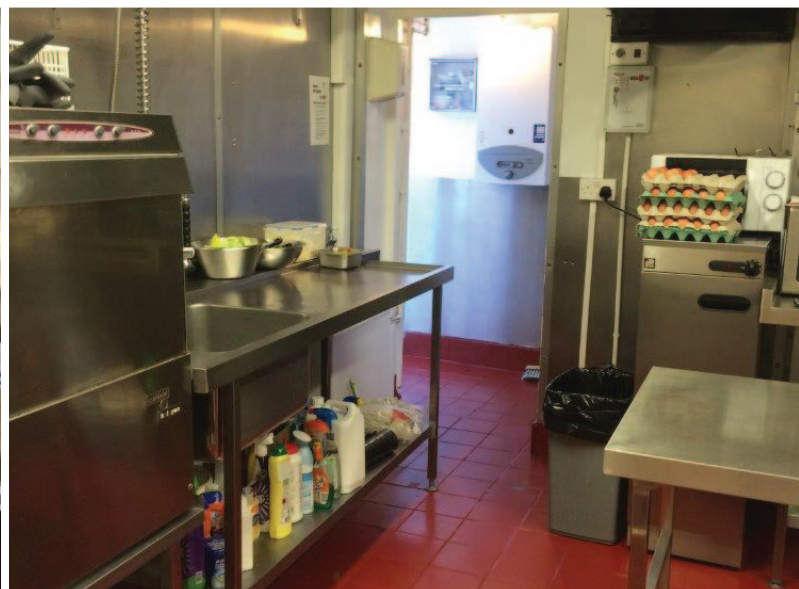


# LEASEHOLD VACANT RESTAURANT & BAR FOR SALE COCKERMOUTH

Georges Restaurant,  
4-5 Headford Court,  
Main St. Cockermouth  
CA13 9LH

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- Previously traded with 60 covers – 40 internal / 20 external
- Fully decorated with new bar installed within last 12 months
- Contemporary style restaurant – ready for fit-out
- Ground floor unit – just off Main Street in Mews setting – with 1st floor flat
- Vacant possession on completion
- Attractive 2 bedroom owner's flat with separate access with private parking



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## BUSINESS DESCRIPTION

This was until very recently a well trading restaurant with an established clientele. The current owners have moved on to a new business venture. The restaurant was refitted and refurbished within the last 12 months and now requires furniture and kitchen to restart the business.

## RENT/PRICE

Current rent £25,000 per annum inclusive of the first floor flat. We are seeking offers in the region of £20,000 for this successful town centre restaurant pitch for a ready to fit-out building that includes a recently fitted bar and refrigeration.

## LOCATION

Headford Court is a Mews location, set back off Main Street in the Town centre. There is street parking on Main Street and surrounding streets. Cockermouth is a busy, historic town with an excellent range of good local shops and other businesses and easy access to Keswick just 14 miles south east and Maryport 7 miles to the west. The Town is popular with tourists and locals alike.

## FLOOR AREA

There are two distinct trading areas with the kitchen strategically located between the two. From Main St, 'Georges' is accessed through a gated arch into the private courtyard.

The ground floor is split into;

Main restaurant - area 50 sq.m

Wine bar - 77 sq.m

Kitchen - 15 sq.m

**TOTAL trading area = 142 sq.m**

In addition to which there are modern, attractive WC's with washing facilities and stores.

Outside there is an attractive courtyard that offers 20 covers in a sunlit space that provides a great feature of this well-appointed property.

## SERVICES

Main water, gas, drainage and electricity are connected.

## LEASE TERMS

The property is let on an internal repairing and insuring lease for a term of 15 years from June 2014. The current rent is £25,000 per annum exclusive, payable monthly in advance, which includes the first floor accommodation.

## INSURANCE

The landlord insures the building.

## RATING ASSESSMENT

The property is currently assessed to a rateable value of £15,750 in the 2010 Rating List

## EPC

Asset rating 'D'.

## VIEWING ARRANGEMENTS

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