

5770/BB

BOWNESS ON WINDERMERE

ASH STREET
HELEN'S CHOCOLATES

**BUSINESS FOR SALE
&
LEASE AVAILABLE**

**RARE LEASEHOLD BUSINESS OPPORTUNITY
IN PRIME LAKE DISTRICT LOCATION**



LOCATION

Bowness on Windermere is one of Cumbria's most popular tourist destinations and benefits from close access to the other popular towns of Windermere, Ambleside and Keswick. The Lake District National Park indicate tourism numbers for the town in recent years have been approximately 20 million. Despite the downfall in numbers during covid-19, tourism is on the up again to the UNESCO World Heritage Site.

Helen's Chocolates is prominently positioned at the heart of Bowness and on the bend of Ash Street and Crag Brow, fronting the town's focal mini roundabout. This location is arguably one of the best and most prominent within the town and The Lake District due to the presence of the pedestrianised area of Ash Street and high volumes of traffic passing this area daily.

National occupiers in the immediate vicinity include Tesco Express, Mountain Warehouse, Joules as well as a range of well established private independent retailers, many of them long established in the town. The location of the property is shown circled overleaf.

DESCRIPTION

A ground floor self contained retail unit with extensive glazed window display and recessed entrance door. The sales space is of rectangular shape and is fitted out with a bespoke customized glazed sales chocolate counter, moveable racking and shelving, ice cream serving counter and heating and cooling climate control. An integral storage area is provided at the rear which incorporates a wc.

ACCOMMODATION

External Frontage	3.55m	11" 8'
Sales Depth	6.82m	22" 5'
Net Sales Area	26.87 sq m	289 sq ft
Sales ITZA	25.50 sq m	275 sq ft
Store	7.19 sq m	77 sq ft
WC		

SERVICES

We understand mains water, electricity and drainage are connected to the property. Heating is provided by way of a heating and cooling system, there are 2 no. suspended cassettes within the sales area.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of B 48.



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

HELEN'S CHOCOLATES LIMITED

Company Number 04637151

Helen's Chocolates is a profitable and well established business that has now been trading from their prime location in the heart of Bowness for 36 years.

Helen's Chocolates has developed its own brand in the sale of luxurious handmade chocolates, fudges, traditional sweets and an exclusive range of chocolate dragees. The business has been trading successfully online and is growing rapidly due to a professionally designed website, incorporating excellent SEO optimisation. This has resulted with **Helens Chocolates** at the top of Google search engine for numerous key phrases. Consequently the online trade has been steadily growing without advertising. The owners believe there is huge potential to expand the business. As well as having a high level of footfall due to the shop's prime location, **Helen's Chocolates** has benefited from both Lake District visitors as well as new online customers which has helped build a substantial data base for email marketing.

The current owners are looking to sell the business to an innovative entrepreneur who can drive this gem of a business forward. Build upon the opportunities the owners have already established in the chocolatier profession. To flourish and create new business ideas to take to the next level. **Helens Chocolates** is a profitable business with full audited trading accounts that can be made available to genuinely interested parties following a viewing.

SALE PRICE FOR BUSINESS

Offers in the region of **£65,000** are invited for the leasehold interest, fixtures and fittings, trading name and goodwill attached. Stock to be sold at valuation - on the day of sale.

SALE PRICE FOR THE ONLINE SIDE OF THE BUSINESS ONLY

Alternatively, the owners would consider a sale of the online part of the business only, and a premium in the region of **£35,000** is sought.

TERMS

In the event of a sale of the business, the purchasers will be required to enter in to an assignment of the existing lease expiring 28th February 2029 at a passing rent of £16,500 per annum exclusive, or new lease subject to negotiation.

The lease is subject to a rent review in March 2026 and benefits from tenant security of tenure with the lease being within sections 24-28 of the Landlord & Tenant Act 1954.

LEASE PREMIUM OPPORTUNITY

Alternatively, interested parties not looking to acquire the business could take on the lease by way of an assignment, subject to a lease premium of **£35,000**.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £13,750.

The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p. Qualifying rate payers may be able to claim small business rates relief, and other rate relief is also currently available.

The rates liability being paid by the existing ratepayer for the 2023/2024 rate year is £690.58.

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COSTS

Each party will be responsible for their own legal costs incurred.

VAT

We understand VAT will not be payable on the sale price as the sale is by way of a TOGC.

VAT is also not payable on the rent.

VIEWINGS

Highly recommended and strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact: -

Ben Blain BSc (Hons) MRICS

Tel: 01228 635002

Email: bblain@carigietcowen.co.uk

Details Amended

March 2024

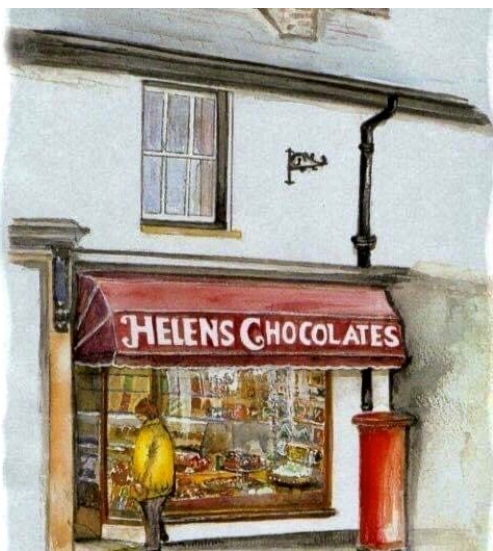


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