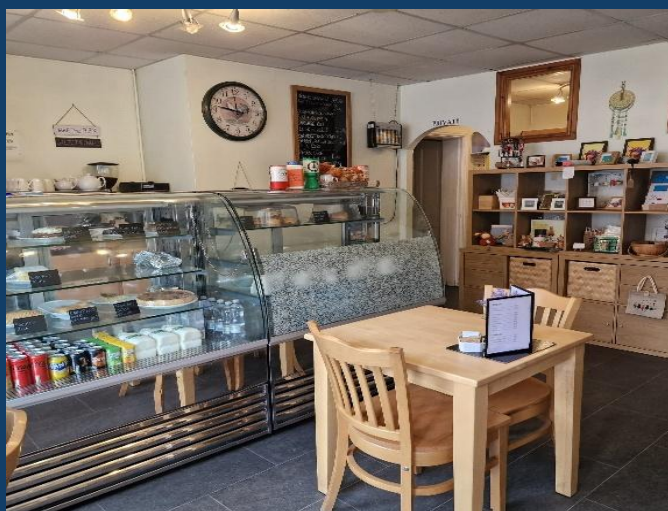


FOR SALE

£35,000



**TASTES OF EDEN,
1 LOW WIEND, APPLEBY-IN-WESTMORLAND, CA16 6QP**

- Popular and established café
- Prominent town centre location
- Edge of Lake District market town

DGRE

1 LOW WIEND, APPLEBY-IN-WESTMORLAND, CA16 6QP

Overview

Popular town centre café established since at least 2010 and acquired by the current owners in 2023. Please enquire within for information relating to takings. Normal opening times of 8.00am to 4.30pm Monday to Saturday.

Location

Appleby-in-Westmorland is a picturesque market town set in the scenic Eden Valley. It is bypassed by the A66 trans-Pennine Road, which gives access to Penrith and the M6 motorway, approximately 14 miles to the west and is served by the Settle-Carlisle rail line. The property lies in an excellent position on a small row of shops just off the main square in the town centre.

The population of Appleby-in-Westmorland in Cumbria, England, was 3,228 at the 2021 UK Census. While general summer tourism causes a modest, steady increase in visitors to the Eden Valley, the population spikes dramatically in early June when over 30,000 people arrive for the annual Appleby Horse Fair.

Accommodation

The property features a café area to the front, which can seat up to 14 covers. To the rear of the property there is a kitchen which contains wall and base units with various appliances such as a dishwasher, freestanding cooker, air fryer and microwave.

Additional Information

Price

£35,000 for the leasehold business

Viewing

Strictly by appointment through DGRE or Mere Commercial Chartered.

DGRE Agency
03333201400
agency@dgre.uk

EPC

1 Low Wiend has an EPC rating of B. The current EPC expires on 18/07/2032.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp Duty Land Tax is liable at the prevailing rates where appropriate.

Planning Information

Prospective purchasers or tenants should satisfy themselves that the proposed use complies with all planning regulations by making enquires of the local planning authority.

Services

We are advised that mains water, electricity and drainage are connected to the property. No warranty is given regarding the working order of any appliances or services referred to in these particulars.

Floor Areas (approx.):

Main Cafe area: 26.7 Sq M

Kitchen: 9.9 Sq M

Storage: 2.6 Sq M

W/C: 2.6 Sq M

Overall: 41.8 Sq M

