



**\*DUE TO  
RETIREMENT\***

**For Sale - Building and  
Business**

**The Jolly Fyer,  
Burneside Road,  
Burneside, Nr Kendal,  
Cumbria, LA9 6QT**

**£150,000**

- Highly successful
- Freehold property -  
\*MAY ALSO LET\*
- Fully equipped kitchen
- Asking price £150,000 freehold to  
include fixtures and fittings.







## Description

An extremely well established very popular Fish and Chip Shop situated in Burneside. The business has been running very successfully by the current owners for over 10 years who are now in position to sell due to retirement. Entering the property from the customer access door, there is a customer facing service counter fish frying unit with hot food counter and drinks fridge. To the rear of the property there is a fully fitted food preparation and clean up area with further refrigeration and storage. A private access door leading out to a shared access yard where there is a WC facility. To the front of the property there is the benefit of a small outdoor seating area and also parking for one vehicle. James Cropper, Burneside's main employer is located close to the property with the shop hugely benefiting from this trade. The shop also benefits from trade from nearby caravan/holiday parks.

## Location

Situated in the heart of Burneside village on the main road through the village. The property is set within an area of residential, local businesses and schools. Burneside is a large village on the outskirts of Kendal and also close to the neighbouring village of Staveley. The market town of Kendal is located approximately 2 miles away.

## Accommodation

Area	SO FT	SO M
Customer Service	134	12.45
Kitchen Area	105	9.75

## Services

We understand the property is connected with main water, electricity and gas.

## EPC

Energy Performance Asset Rating: TBC

## Terms

Freehold business to include the building, fixtures fittings, and goodwill. Offered for sale at an asking price of £150,000.

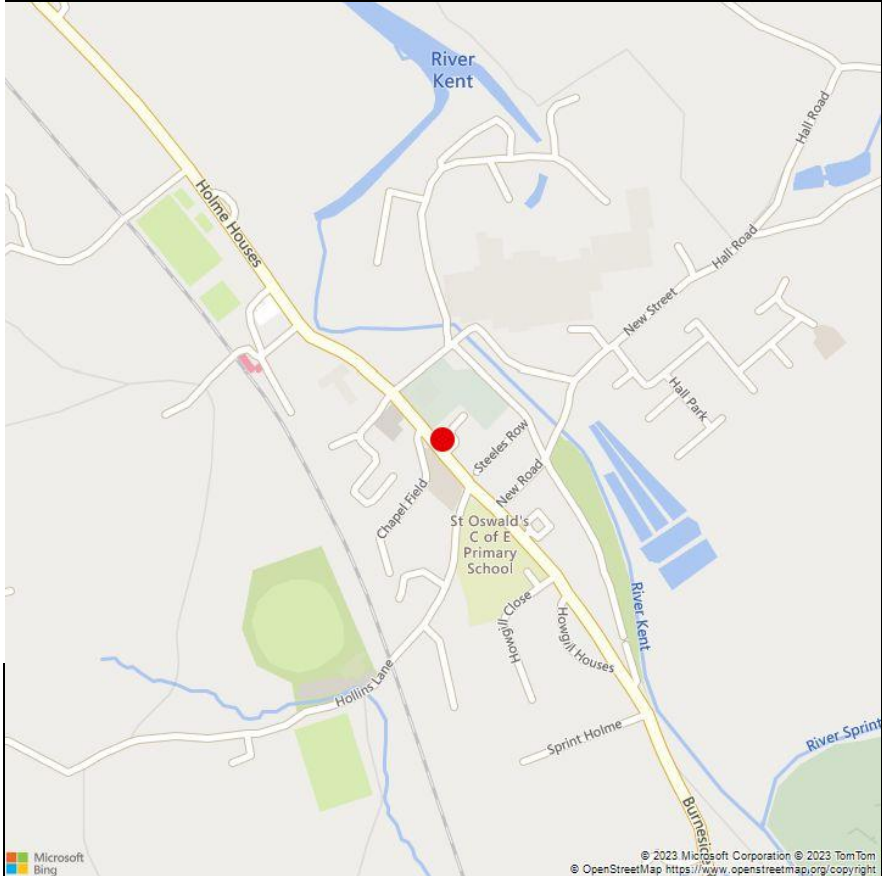
**\*\*\*\*An option to lease the premises may also be available, please call into the office to discuss\*\*\*\***

## Money Laundering

In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

## Legal Costs

Each party will be responsible for their own legal costs



Contact agent

**Caroline Hayton**

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### IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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