

The Pancake House, 1B High Street,
Pateley Bridge, HG3 5AP



**POPULAR BUSINESS
FOR SALE**

PRICE £185,000

The Business

A rare opportunity to purchase 'The Pancake House', a popular business located in the picturesque, tourist village of Pateley Bridge in the heart of the Nidderdale Valley, a designated Area of Outstanding Beauty.

The business opened in 2016 and to date has seen a steady increase in popularity which is reflected in revenue year on year. It has established itself as a destination location with customers travelling considerable distances to enjoy the food on offer.

With a genuine reason for sale, there is tremendous potential to continue to take this business from strength to strength in the right hands.

All fixtures and fittings are included within the sales price.

The Property

The premises totalling 807 square feet in total comprise of; a main restaurant with seating to house 10 tables and between 37-40 covers, a large prep area for the preparation of sweet pancakes and hot/cold drinks, a commercial kitchen for the preparation of savoury pancakes, a store room and the added benefit at the rear of the building of two car parking spaces.

Pateley Bridge is a focal point for walkers, caravaners and cyclists being on the Roses Cycle Route and is now seen as a destination for people to come to with some customers known to travel considerable distance just to visit The Pancake House!

Location

Operating from premises in a fantastic location at the bottom of the main High Street, with frontage onto both the High Street and return Millfield Street, it is positioned directly opposite the main car park therefore benefitting from a large passing footfall and trade.

Tenure

The premises are available by way of an assignment of the existing lease, at a current passing rent of £14,000 Per Annum.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

VAT

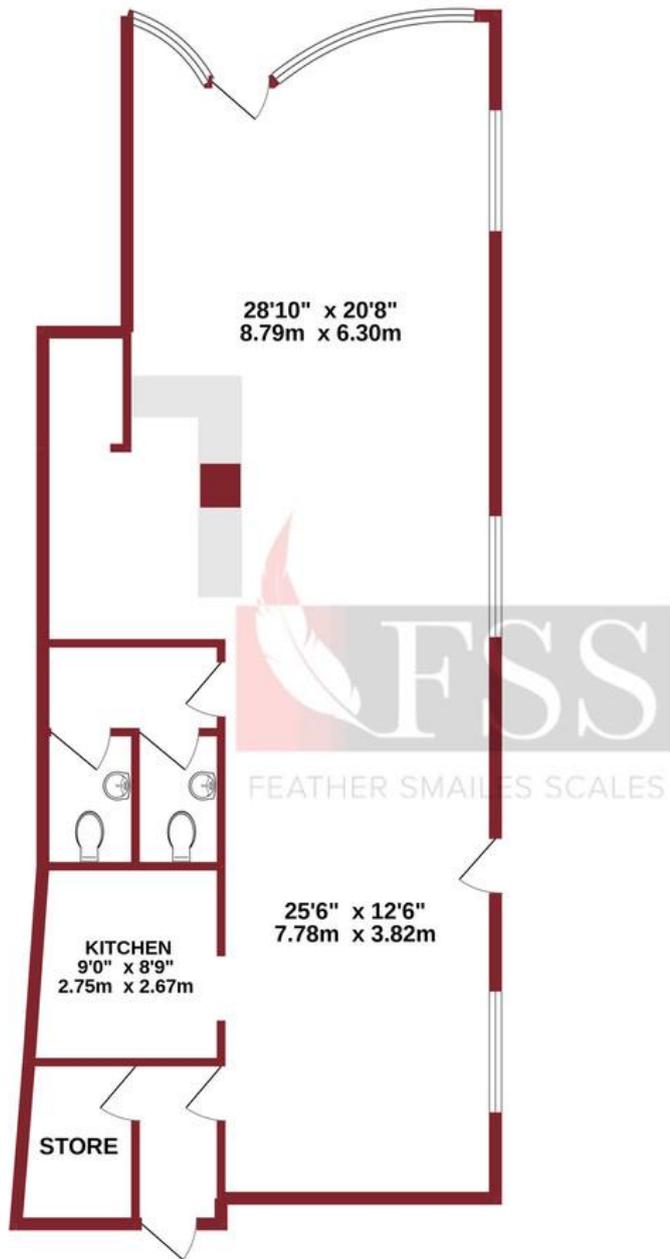
All figures quoted are deemed exclusive of VAT where applicable.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



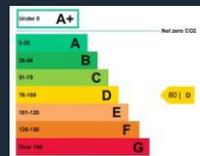
GROUND FLOOR
1063 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.7 sq.m.) approx.
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