

**BUSINESS OPPORTUNITY
FOR SALE**



THREE CROWNS TEA SHOP • BLUEBELL LANE
PENRITH • CA11 7LH

**CARIGIET
COWEN**

Location

Penrith is a popular market town, conveniently positioned towards the centre of Cumbria, lying to the east of the M6 motorway at junction 40. This junction allows access to the Lake District National Park by heading west along the A66. The popular Centre Parcs and the Eden Valley area are along the A66 east towards Appleby and Brough.

Three Crowns Tea Shop is located on Bluebell Lane, a mixture of commercial and residential; nearby occupiers include Dodd & Co, Totty's Shop, Booths and The Nail Bar & Beauty Lounge. The main retail streets such as Little Dockray and Middlegate are only a 3-5 minute walk away.

Description

The property is an end-of-terraced building of sandstone construction which sits under a pitched slate roof. The Three Crowns Tea Shop occupies the ground floor, which is self-contained. Internally, the property comprises a rectangular shaped open-plan seating /counter area, with a WC to the rear, and a kitchen located behind the counter.

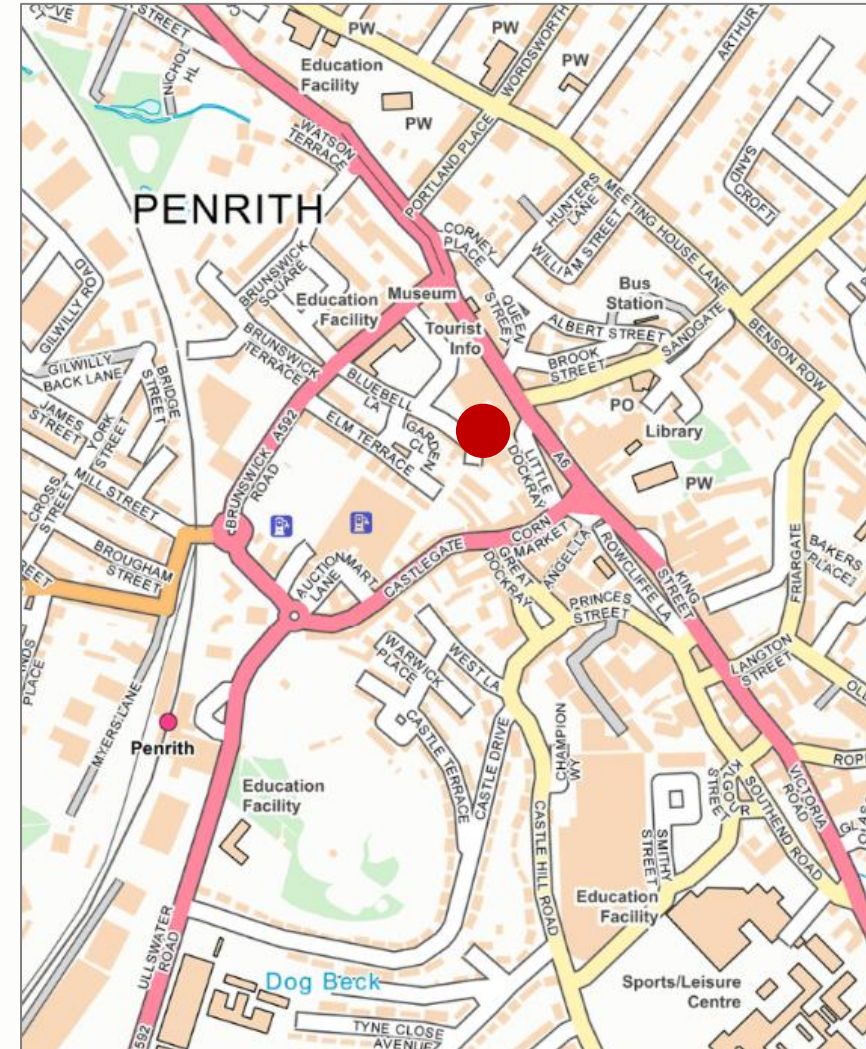
The unit is fully functional as a tearoom and café premises and is well fitted out throughout.

Services

The property is connected to mains water, drainage, and electricity.

Planning

We understand the property holds planning permission under Use Class E.



Accommodation

Three Crowns Tea Shop provides the following internal floor areas:

Description	Area Sq M	Area Sq Ft
Ground Floor Restaurant	22.60	243
Kitchen	4.80	52
WC		
Total	27.40	295

The Business

Three Crowns Tea Shop has been trading from this location since 1992. The business specialises in the sale of homemade food for breakfast and lunch, including cakes, as well as servicing a wide range of hot and cold drinks.

Trading accounts for the business are positive, and these accounts can be made available to genuinely interested parties after viewing. The business benefits from regular repeat custom due to it's long term trading position from Bluebell Lane. The owner is looking to sell due to retirement.

Sale Price

Offers in the region of **£25,000** are invited for the business, trade name, fixtures and fittings, stock and goodwill associated.

Lease Terms

The property is available **TO LET** on a new lease directly with the landlord for a term of 10 years, with a 5-year break, at a passing rent of **£9,300 per annum exclusive**. The building insurance premium is £600 per annum. The new lease will be put in place as part of the sale of the business.



Business Rates

The Valuation Office Agency website describes the property as café and premises with a 2026 List Rateable Value of £5,400.

The Small Business RHL Non-Domestic Rate multiplier for the 2026/27 rate year is 38.2p in the £

***** 100% BUSINESS RATES RELIEF ATTAINABLE ***
FOR QUALIFYING OCCUPIERS**

Energy Performance Certificate

An EPC has been commissioned and will be made available shortly.

VAT

We understand VAT is not payable on the rent or purchase price.

Costs

Both parties will bear their own legal and professional costs involved in the transaction. Subject to covenant strength, a rental deposit may be required as part of a new letting.

Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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