

BUSINESS OPPORTUNITY FOR SALE



THE WATERMILL CAFE • PRIEST'S MILL
CALDBECK • WIGTON • CA7 8DR

**CARIGIET
COWEN**

Location

The Watermill café lies within Priest's Mill, a former redevelopment, set at the heart of the picturesque village of Caldbeck within the Lake District National Park. Caldbeck is conveniently positioned approximately 14 miles south of Carlisle, 16 miles north of the popular town Keswick and 16 miles west of Penrith and the M6 motorway. Nearby villages include Dalston, Hesketh Newmarket, Ireby and Udale.

The village of Caldbeck is charming in character and benefits from stunning views across the Lake District fells, making it attractive for walkers, cyclists and visitors to the area throughout the year. Buildings within the village are made up of private residential dwellings, holiday homes and cottages. Local amenities include a doctor's surgery and Fellside Primary School. Other established occupiers within the village include the village convenience store, a craft shop, The Oddfellows Arms public house and Lofters Hair Design.

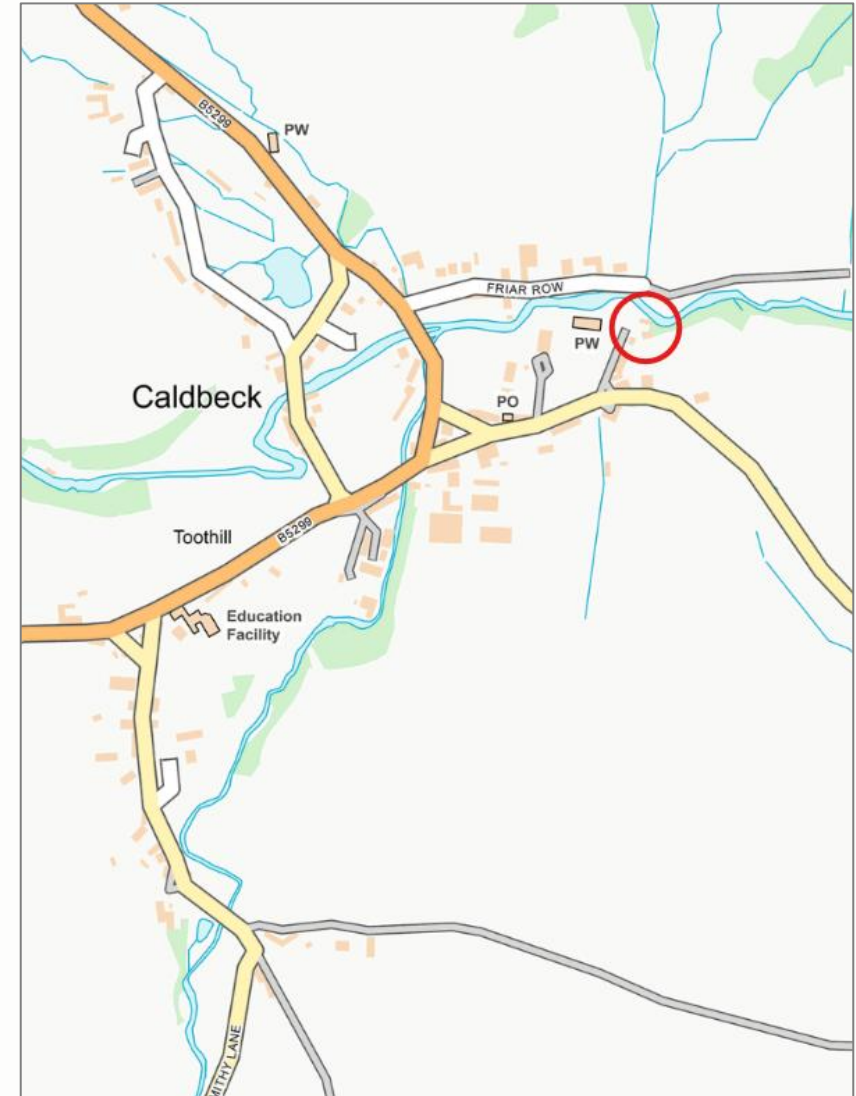
Priest's Mill lies adjacent to the village's church, river and cricket club. For identification purposes only, the location of the property is shown circled red on the plan.

Description

The property is arranged at first-floor level and is conveniently accessed via a pedestrian ramp leading up from the customer car park. The space is laid out to provide a large open plan café/restaurant area, with a snug at the rear for further seating, altogether providing 50 covers inside.

A well-equipped kitchen provides access to the servery counter and has its own dedicated access doors to the exterior. An external garden area provides further outdoor seating to the rear of the building, and there is a shared customer car park to the front of the building.

The accommodation is currently trading and is fully fitted out for continued operation as a café/restaurant. A full inventory of fixtures & fittings included with the sale is available from the agent.



Accommodation

The Watermill Café provides the following areas:

| Description | Area Sq M | Area Sq Ft |
|----------------------|------------|--------------|
| Café Area | 84 | 904 |
| Rear Café Seating | 20 | 215 |
| Kitchen | 18 | 194 |
| Toilets | | |
| Outdoor Seating Area | | |
| Total | 122 | 1,313 |

Services

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

The Business

The Watermill café (Caldbeck) Ltd (Company Reg Number 05490031) has traded from this location since 2005. The business specialises in the sale of homemade food, including cakes, as well as serving a wide range of hot and cold drinks and ice cream.

Trading accounts for the business are positive, and these accounts can be made available to genuinely interested parties after viewing.

Sale Price

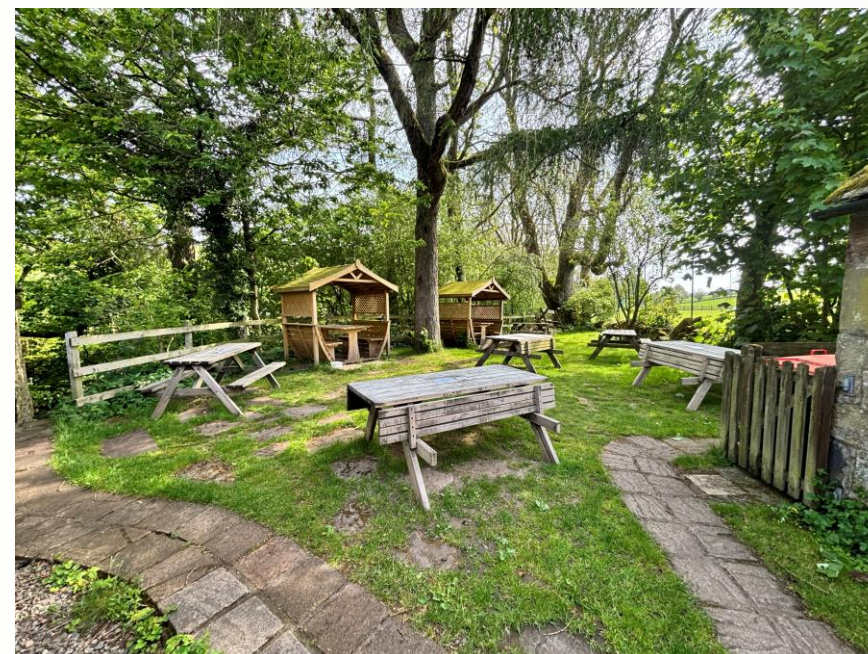
Offers in the region of **£75,000** are invited for the business to include trade name, fixtures and fittings, stock and goodwill.

Lease Terms

Available by way of an assignment or sub-lease at a current passing rent of **£10,020 per annum exclusive**, with stepped rent reviews on 1st April 2027 to £10,320 per annum ex. and from 1st April 2030 to £10,620 per annum ex. An additional 3-month rent-free period granted from 1st April 2027 until 1 July 2027. Lease expiry is 31st March 2034.

The Tenant may break from the Lease any time, subject to giving the Landlord 6 months' notice in writing.

Alternatively, a new lease direct from the landlord may be considered.







Planning

We understand the property holds planning permission under Use Class E, but may be suitable for other uses subject to obtaining all necessary consents.

Business Rates

The Valuation Office Agency website describes the property as Restaurant and premises with a 2026 List Rateable Value of £8,000. The Small Business RHL Non-Domestic Rate multiplier for the 2026/27 rate year is 38.2p in the £

***** 100% BUSINESS RATES RELIEF ATTAINABLE *****

Energy Performance Certificate

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

VAT

We understand VAT is payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.

Viewings

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

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