



Masons Yard 24

22 Stramongate, Kendal, Cumbria LA9 4BD

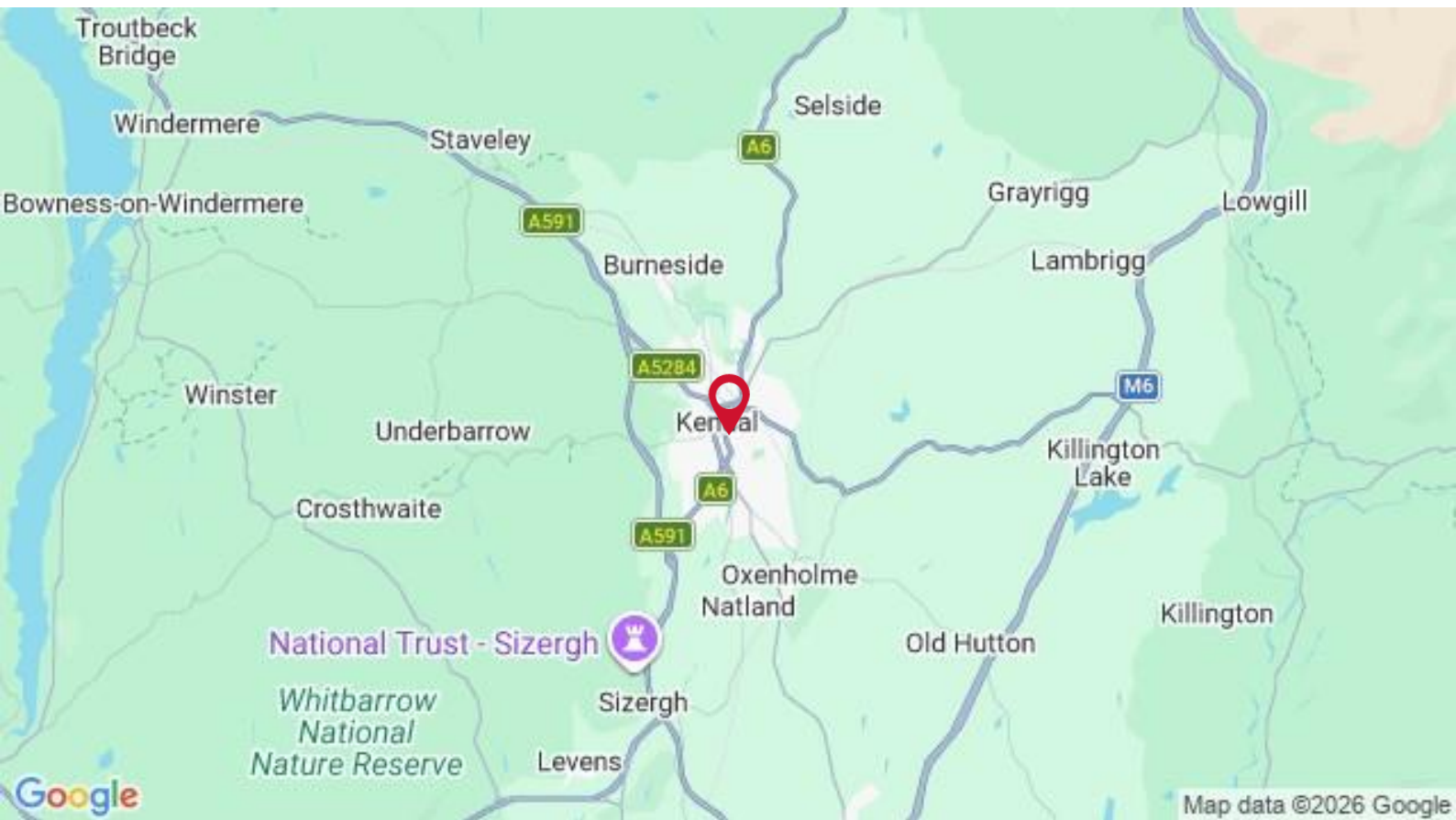
Tenure

Freehold

Price

£600,000

- Town centre brasserie and bar
- Front bar area and c.50 dining covers to the rear
- Modern, well equipped catering Kitchen
- Impressive beer patio & courtyard
- Possible development opportunity to the upper floors (stp)



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Location

Masons Yard 24 is located in the commercial heart of Kendal town centre. Kendal is a historic market town in Cumbria on the edge of the Lake District and according to the 2021 census, it has a population of 29,593.

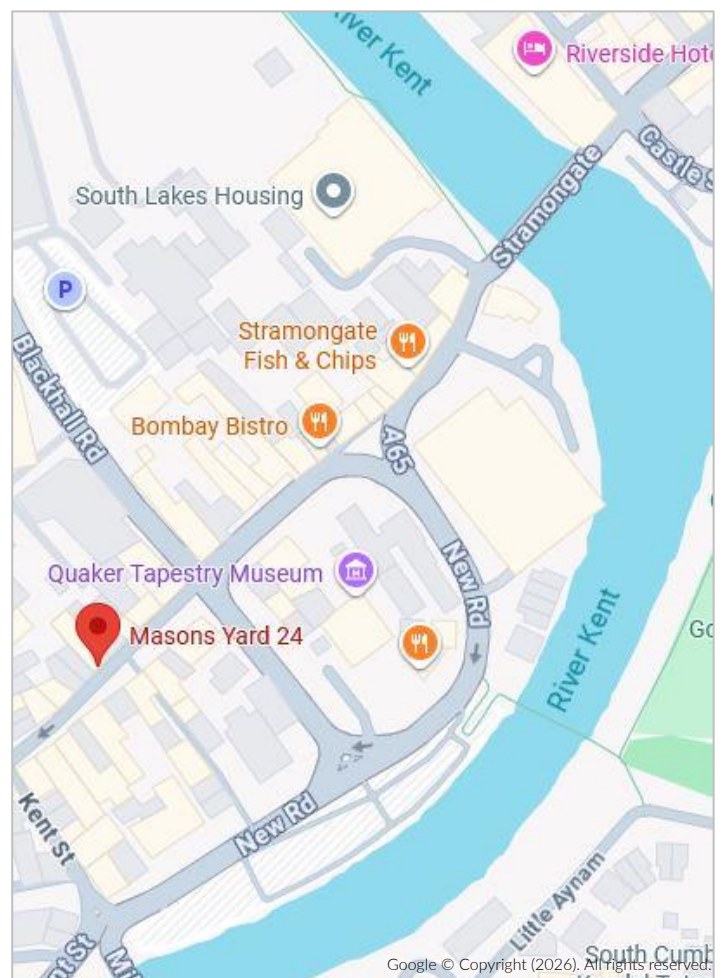
As the primary "Gateway to the Lakes" located under a mile from the National Park, Kendal captures a significant share of the 18 million annual visitors to the South Lakeland Region, alongside drawing large crowds to its own events.

The town is located on River Kent in the South Lakeland district of Cumbria, roughly 9 miles southeast of Windermere, 20 miles north of Lancaster and 6 miles west of Junction 36 on the M6 motorway.

Description

A three storey terrace property with stone elevations beneath a pitched slate roof. There are one & two storey additions to the rear and these have both pitched slate and flat roofs.

There is an impressive stone walled courtyard to the rear which accommodates a well appointed and part covered beer patio, providing an additional 70 covers





Trade

Masons Yard 24 is located in the heart of Kendal town centre and as such, it caters for a local clientele, together with the many year round tourists attracted to the town known as "The Gateway to The Lakes".

It provides entertainment by way of live music most weekends and participates in the special musical events held in Kendal each year. It also has a popular quiz night every Thursday.

Masons Yard 24 is opened each day from 12 noon Wednesday to Sunday.

Closing at 11 pm on Wednesday & Thursday, 12 midnight on Friday & Saturday and 10 pm on Sunday.

In essence, this is a "turn key" opportunity as the property and trading areas appear to be in excellent condition. However, our client does not live in the area and as such, changes in their personal circumstances meant that they decided to close the kitchen in 2022. As such, there is an opportunity for a potential purchaser to re-introduce a food offering to the business.

In addition, it is felt that given the nature and quality of the location, together with the extent of the upper floor space that is currently not utilised, there is also an opportunity to grow the business by developing that space into letting accommodation for visitors and tourists, subject to the necessary consents and permissions.

Client's profit and loss accounts for the years ending 30th June 2024 and 2025 show a net of VAT turnover of £237,844 and £242,442.

Pre-covid and when the kitchen was open, the turnover for the years ending 30th June 2018 & 2019 were £559,341 and £593,201.

Client accounts may be made available to seriously interested parties upon request following a formal viewing.

Tenure

Freehold

Accommodation

Ground Floor

Split level trading area. The lower level is to the front of the property and this has a tiled floor. It is furnished with fixed vinyl seating to the perimeter, together with posing tables and high bar stools, providing a total of c.22 covers. The servery has a timber fascia and stone top.

The upper levels have a timber floor and provide more of a formal dining space for c.50 covers and they are furnished with timber tables & chairs, together with sections of fixed vinyl seating.

To the rear of the dining room is a well appointed catering kitchen and this benefits from an altro floor and a range of stainless steel catering equipment, including a Rational combination oven and Blue Seal catering equipment. The property currently has a 5 Star EHO rating.

Basement

Beer cellar



First Floor & Second Floor / Attic

There is a small staff area and office to the first floor.

The rest of the space is currently not in use and is undeveloped. Our client had previously planned to develop this space as a guest accommodation space, taking advantage of the many year long visitors to Kendal, and it is possible that a potential purchaser may wish to further investigate this potential.

External

There is a courtyard to the rear and this provides an excellent beer patio facility. There are lean to roofs which provide year long shelter and shade, which is aided by electric & biofuel heaters. The area is furnished with timber and metal garden furniture, providing c.70 covers.

Leading to the courtyard is an alley which runs the whole length of the property. There are some outbuildings located in the alley and these accommodate the customer toilets and also, a summer bottle bar.

The courtyard also accommodates an enclosed yard and bin store.

Floor Areas / Site Areas

Total Floor approx. 449 sq m GIA (4,833 sq ft)

Site Area approx. 0.128 acres

The Floor Area is taken from the EPC and the Site Area is taken from Edozo Maps. This information is ONLY to be used as an indicative guide to the size of the unit.

Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. The vendors will not be required to remove any such items that remain on the premises.

Planning

The property is not a listed building but it does lie in Kendal Conservation area.



Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol:

Sunday to Thursday	08.00 to 23.00
Friday & Saturday	08.00 to 00.00

Recorded Music

Sunday to Thursday	08.00 to 23.00
Friday & Saturday	08.00 to 00.00

Live Music:

Sunday to Monday	12.00 to 23.00
Friday & Saturday	12.00 to 00.00

Business Rates

The property is in an area administered by South Lakeland Council.

2026 Rateable Value is £39,500

Confirmation of actual rates payable should be obtained from the Local Authority.

EPC

The property has an EPC rating of C

Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

Viewing

Strictly by appointment only through Fleurets North West Office.

VAT

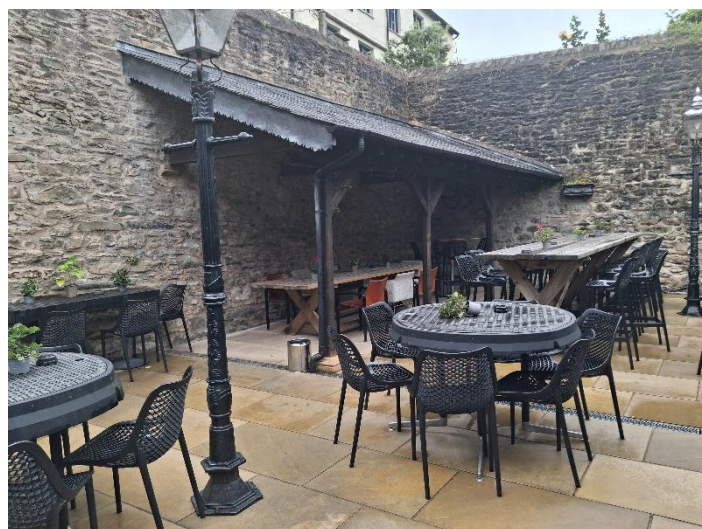
All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

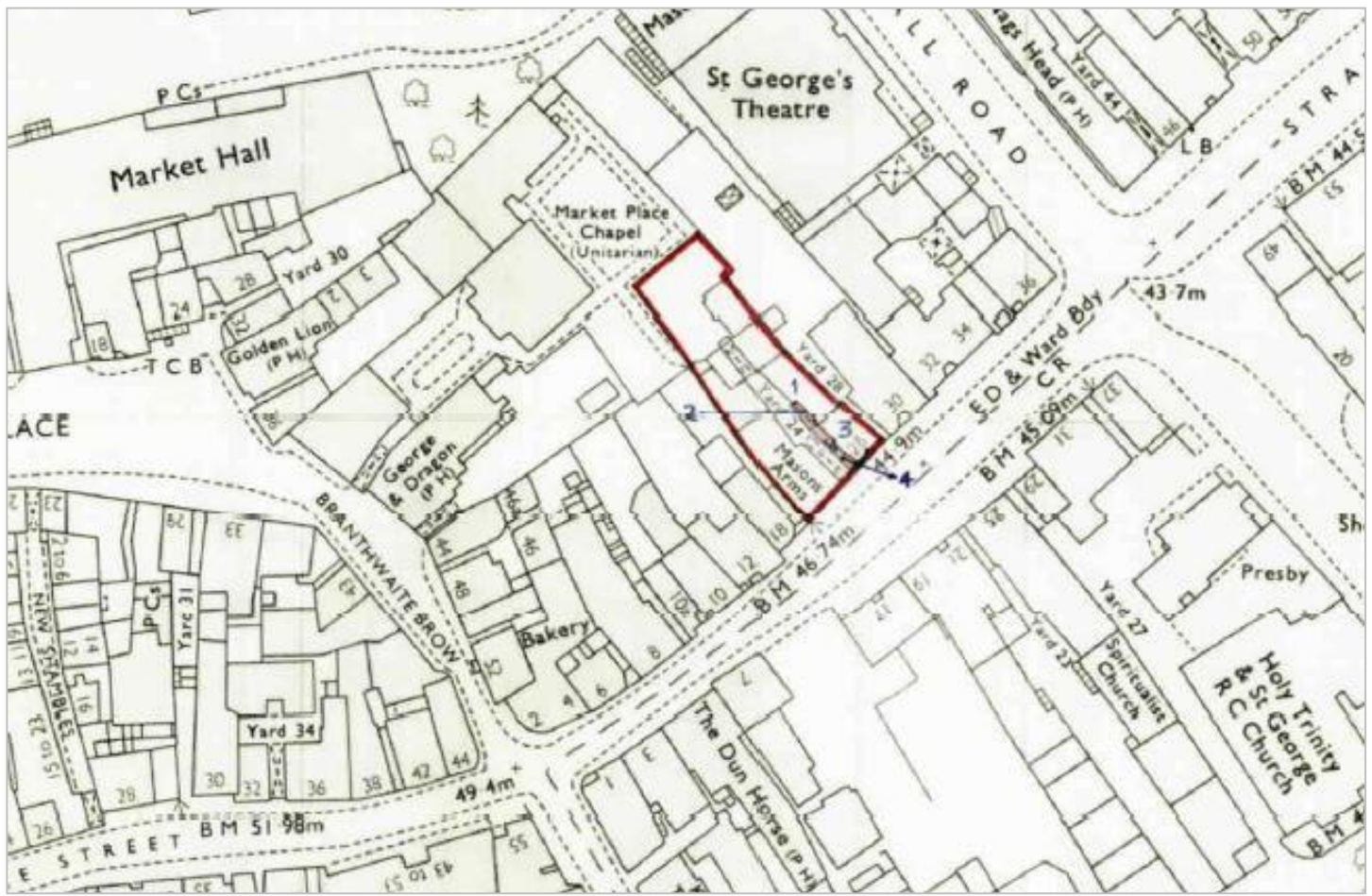
If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



Masons Yard 24

Kendal





For further information please log onto **fleurets.com** or contact:

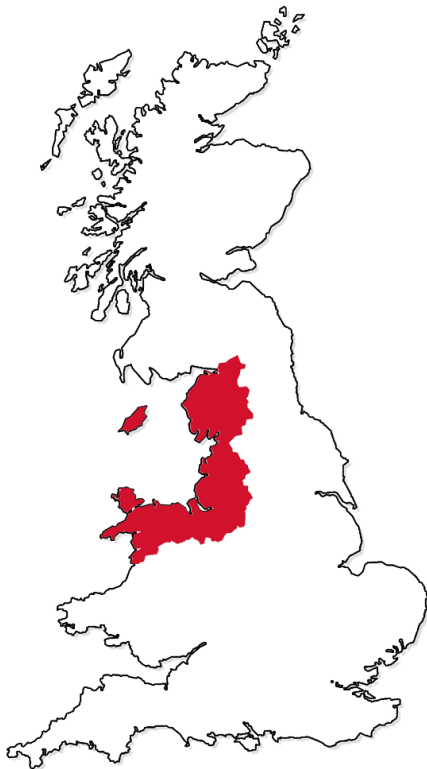
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