Richard P Taylor
CHARTERED SURVEYORS

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BUSINESS FOR SALE

- Prominent vibrant location
- New shop fit 2024
- Exciting opportunity to expand trade & operating hours
- New chiller, brew lines & fridges
- New lease from 2024

The Market Tavern
36-38 Market Place
KENDAL
LA9 4TN

Free of Business Rates [1]

www.rptaylor.co.uk
Tel: 01524 542717

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Location:

The unit is located at the heart of Kendal town centre, over looking the market place, being situated next door to Caffé Nero and Nina's Coffee Shop. Roast & Toast is near by, The Market Tavern is immediately opposite Westmorland Shopping Centre.

The vibrant weekly market is held within the Market Place, the owner of The Market Tavern holds a market stall pitch for hot food produce (jacket spuds & pizza's which are produced from within the kitchen of The Market Tavern. The premises are set within Kendal's established post-5pm leisure circuit for both food and beverages and the location is extremely popular during market trading days.

South Lakes principle market town, Kendal is within immediate proximity to the English Lake District (a National Park within Cumbria). Kendal is within Westmorland & Furness Council area, a Unitary Authority, which has a population at Census 2012 of 230,185.

Kendal is easily accessed from the M6 (J36) and is immediately located off the A591. The town has its own railway station linking Windermere with Oxenholme the Lake District (a west coast mainline station). Kendal has a direct link to Manchester Airport.

Description:
The property offers a ground floor retail, food and drink premises which is fitted for a daytime café, and evening bistro and wine bar.

There is banquette and bar seating as well as table and chairs at ground level, to include bar servery seating. Customer WC, chilled cellar and kitchen prep space are at a lower ground level. There is an external rear courtyard seating area with fitted furniture.

Size & Specification:
The premises offers seating for 28 covers at ground level and extends to a net internal area of:

Ground & Lower Ground – 49.48 m^2 / 533 ft^2



The Property Ombudsman
ZOOPLA
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Availability:
The premises are available immediately by way of an assignment of the existing lease dated 2024 with >9yrs unexpired. Details on request from the Agent.

Costs:
Each party shall bear their own leasehold costs in the matter of the assignment of the premises lease; the purchaser shall make a contribution to freeholder's expenses.

Business Rates:
The property has a 2026 List RV of £10,000.

The standard business multiplier for the financial year 2026 / 27 is 48.0p in the £. The small business rates multiplier is 43.2p. This is subject to review in April 2027.

1. *Rates Free - Small Business Rates Relief would apply to an occupier who acquires this business operating premises if this were their sole trading premises or the premises were occupied by a limited company without other trading premises.*

EPC:
Certificate No. 8800-5096-9418-7474-0785
Band B-47

Offer:
Exciting opportunity to acquire this leasehold business operation in The Market Tavern.

The seller is seeking **offers in the region of £75,000**, to include the goodwill, fixtures & fittings, furniture & chattels, as well as the stock in trade.

Trading for nearly 12months to date the business has grown and has further scope to develop.

Market Street Tavern opens 5-days a week and is currently not open for breakfast or morning coffee / brunch. There is scope to expand the Market Day sales from stall to front of premises and operate food delivery sales via App platforms.

Trading figures are available on application with the agent *(enquires may be subject to NDA)*.

Social Media:
https://www.facebook.com/people/Nalas-Bar-Bistro/61579710121324/#

Viewings:
Strictly via Agents

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The property is offered **subject to contract**, prior to sale/letting or withdrawal.

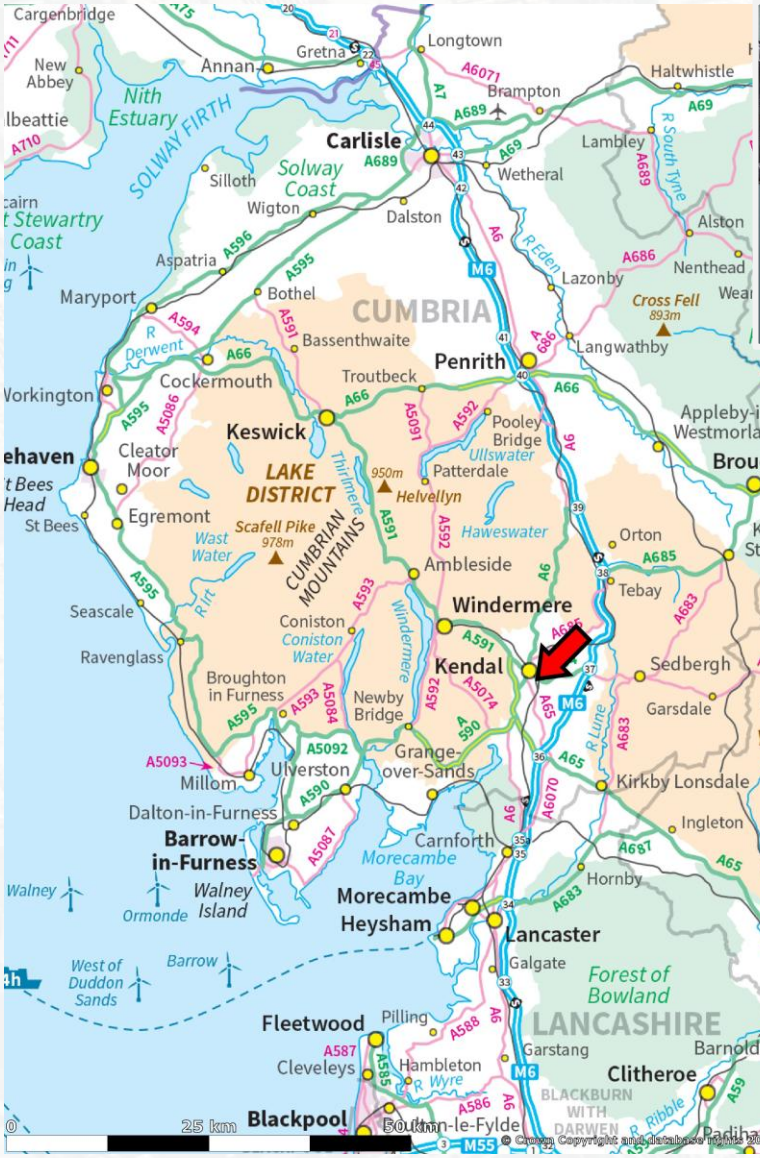
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Ref: jal / 499cli / 06.2026

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Anti Money Laundering & Credit Check:
Applications will be subject to AML checks as required by HMRC Statutory Regulation.

Purchaser's may be subject to a credit reference checks on application to assign the lease; an application fee may apply.

References:
Purchasers may be required to provide trading references to the Freehold on application to the assign the current lease.

Contract:
Details and purchase of this business opportunity are proposed subject to contract.

Viewings:

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