

BUSINESS & PROPERTY
FOR SALE

Ref: 9455

Meadowside Cafe

Laning, Dent, Cumbria, LA10 5QJ



Passionate about selling your business.

Business & Property: £549,995

EPC rating: D / Business rates: TBC

Annual Turnover: £105,729

Gross Profit: £61,810

Latest available accounts

31st May 2024

Established Cafe - Cumbria

Blacks Brokers are pleased to bring to the market this freehold cafe located in Cumbria.

- ✓ Prime Yorkshire Dales Location
- ✓ Accounts Available To 31 May 2024
- ✓ Annual Turnover £105,729 / Gross Profit £61,810
- ✓ Over 40 Years Established
- ✓ Excellent Reviews Tripadvisor 4.7 Google 4.8
- ✓ Seating For 34 Inside And 18 Outside
- ✓ One Bedroom Self Catering Chalet
- ✓ Owners Three Bedroom Accommodation



About

Meadowside Café-Bar is a long-established and highly regarded hospitality business with a trading history of over forty years, the past six under the stewardship of the current owners. It enjoys an excellent reputation for quality homemade food and a welcoming atmosphere, with consistently strong reviews across online platforms. The business is now being offered for sale due to the owners' plans to retire, creating a rare opportunity for a purchaser to acquire a well-established and profitable concern with both café and letting accommodation income.

Location

Situated on The Laning in the heart of Dent, within the Yorkshire Dales National Park, the business benefits from a prime position that attracts a broad customer base. While the café is a popular stop for walkers and cyclists exploring nearby routes, a significant proportion of trade also comes from loyal local customers and visitors from neighbouring villages and towns. Dent itself is a sought-after location, offering an exceptional local primary school and a welcoming village community, all within a picturesque rural setting that appeals strongly to both residents and visitors.

Premises Details

The café offers seating for 34 guests indoors, complemented by 18 covers outside during warmer months. At the rear of the property is a one-bedroom self-catering letting unit which also includes a hot tub and outside area. The letting unit achieves above-average bookings throughout the year, typically secured on a minimum three-night stay basis. This accommodation provides a consistent additional income stream alongside the café operation. The current owners reside on-site in a separate three-bedroom home, enabling them to remain closely involved with the day-to-day running of the business. The combination of café, letting accommodation, and owner's residence makes this a particularly versatile opportunity.



Financial Information

Accounts to 31st May 2024 record an annual turnover of £105,729 and a gross profit of £61,810. The café and letting unit operate with healthy margins and maintain an excellent reputation, reflected in strong online reviews, including ratings of 4.7 on TripAdvisor and 4.8 on Google, with accommodation rated at 4.8. There remains scope for a new owner to build on this performance, particularly through extending opening hours, expanding evening dining options, and enhancing online promotion of both the café and the letting accommodation.

Included In The Sale

The sale comprises the fully equipped café with all fixtures and fittings, the established letting accommodation, and the three-bedroom owners' residence. The property benefits from a five-star hygiene rating and a long-established brand name/reputation. Together these assets provide an incoming operator with a fully functional, turnkey business.

Opening Hours

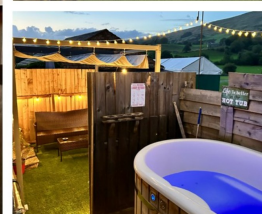
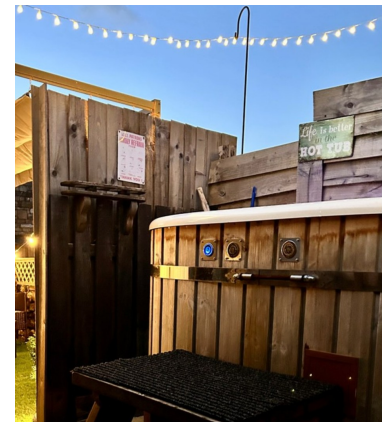
The café currently trades Friday to Tuesday, opening mid-morning to late afternoon, with extended evening service on Fridays and Saturdays. During the winter months, it closes Wednesday, Thursday, and Friday to maintain a healthy work-life balance. This flexible schedule provides both stability and the potential for a new owner to increase revenue by expanding service hours should they wish.

Summary

Meadowside Café-Bar is an established business with over four decades of trading history and an enviable reputation in the Yorkshire Dales. It combines a well-patronised café, successful letting accommodation with strong year-round occupancy, and comfortable on-site living space. With a loyal customer base spanning both locals and visitors, excellent online ratings, and clear potential for growth, this opportunity offers the chance to acquire not only a profitable business but also a rewarding lifestyle in one of the most picturesque and welcoming parts of the country.

For a full range of images, please click here: <https://btglink.co/4hBvqsQ>







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