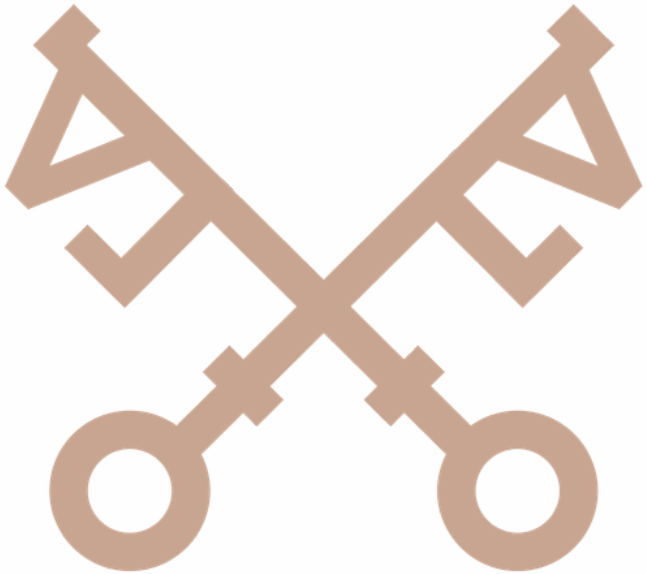


Hornby Tea Rooms, Hornby

lunevalley ESTATES.

8-10 Main Street, Hornby



A unique business and lifestyle opportunity in the heart of the Lune Valley!

There are properties that offer a home, and there are opportunities to create something more. Hornby Tea Rooms & Gifts brings together the prospect of running your own business, residential accommodation with an existing rental income and the opportunity to become part of everyday life in one of the Lune Valley's most appealing villages.

Occupying a prominent position on Main Street in Hornby, this distinctive commercial and residential property combines a welcoming village tea room, gift shop, Post Office and three-bedroom accommodation above, making it an appealing proposition for aspiring business owners, experienced operators and investors alike.

The tea rooms provide seating for 24 customers internally, with a further 24 covers externally, while the gift shop adds another dimension to the business, offering the opportunity to bring together hospitality and retail in one village destination. The premises also incorporate a Post Office, currently open three mornings a week from 9am until 12 noon, and benefit from a licence permitting operation until 9pm, seven days a week, subject to its terms.





Take a closer look...





Property Type:

Cafe and Apartment

Square Footage:

1,659sqft

Council Tax Band:

A

EPC Rating:

D

Tenure

Freehold

Why Hornby?

Hornby is a village with a distinctive character and a genuine sense of community, set amid the beautiful countryside of the Lune Valley. Traditional buildings, local amenities and the surrounding rural landscape combine to create an appealing setting for those who appreciate village life and the opportunity to enjoy a slower pace without feeling isolated.

The village is home to historic landmarks including Hornby Castle and the parish church, while the surrounding countryside offers an ever-changing backdrop of rolling fields, wooded hills, river scenery and winding country lanes.

For those who enjoy the outdoors, the area provides excellent opportunities for walking, cycling and exploring the surrounding villages. The wider landscapes of the Forest of Bowland and the Yorkshire Dales are also within reach, offering further scope for countryside pursuits and days out.

8-10 Main Street



The tea rooms provide seating for 24 covers internally, complemented by a further 24 covers externally, creating capacity for up to 48 customers across the indoor and outdoor seating areas. The welcoming setting lends itself naturally to relaxed coffees, light lunches and afternoon treats, while the outside seating provides an additional attraction during the warmer months, allowing customers to enjoy the village atmosphere and surrounding countryside.

Alongside the tea rooms, the gift shop offers an additional retail element, creating the opportunity for customers to browse and purchase gifts alongside their visit. The combination of food, refreshments and gifts gives the business a varied offering and scope for the next owner to develop their own ideas, whether building on the existing operation or introducing new products and experiences suited to the village and its visitors.



Arranged above the commercial premises, the three-bedroom flat provides a valuable residential element to the property and adds to its appeal as a combined commercial and residential purchase. The flat is currently let at £1,000 per calendar month, providing an annual rental income of £12,000. For purchasers considering the property as an investment, this offers an existing income stream alongside the commercial opportunity.

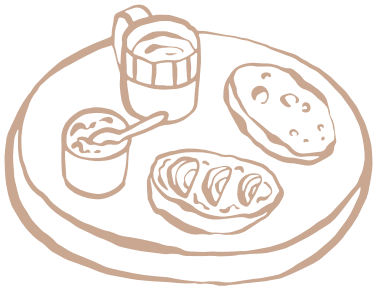
The accommodation may also appeal to buyers looking to combine business ownership with residential living. Depending on the purchaser's plans, the flat could potentially provide a home close to the business, although any change from the existing letting arrangement would need to be considered in accordance with the tenancy and relevant legal requirements.





















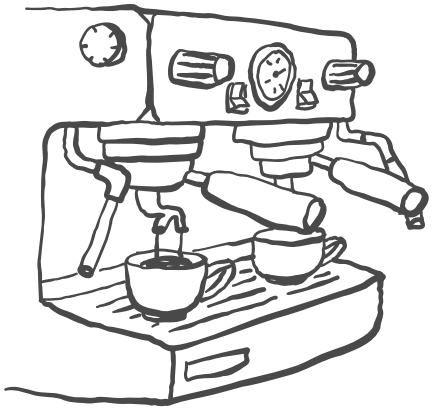





twist
twist
twist
Mocha
Hot Chocolate incl
Espresso (1 Shot)
(2 Shot)
Syrup
Yorkshire Tea....
CARRINGTONS COFFEE CO.
MONIN


Hornby Tea Ro


WALLINGS
DAIRY ICE CREAM
SOLD HERE




Swept and Maintained By
JOHN BARTON
CERTIFIED
CHIMNEY
SWEEPING
Mobile: 07891 981558

Where can I find...



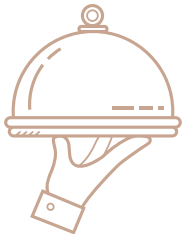
The Closest Schools?

Caton St Pauls Primary School - 8 Minute Drive



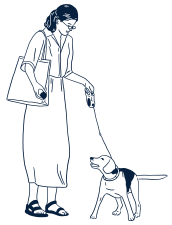
The Local Shop?

Hornby Village Store - Just over the road.



A Delicious Meal?

You're in the right place!



Somewhere Nice to Walk the Dog?

Miles of endless rambling right on your doorstep!
Cycle Track - 10 Minute Walk



A Refreshing Pint?

The Royal Oak - 7 Minute Walk



Closest Transport Links

Hornby Instituted Bus Stop - 3 Minute Walk
Wennington Rail Station - 10 Minute Drive



Main Street, Hornby, Lancaster

INTERNAL AREA = 154.1 SQ.M - 1,659 SQ.FT

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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8-10 Main Street,
Hornby

LA2 8JR

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