

The Arts Bar & Grill

Brantfell Road, Bowness-on-Windermere, LA23 3AE

Colliers

For Sale



- Beautiful historic property in an outstanding trading position
- Ground and first floor restaurant to seat 54
- Wonderful iconic Al Fresco dining area for 48 in a lovely garden setting
- £514,599 net T/O with solid profits

**Offers around
£219,500 - Leasehold**

Viewing is strictly by appointment
through Colliers

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The Arts Bar & Grill is reputed to be one of the oldest buildings in Bowness. Built in the early 1600s as the stables and offices in the grounds of Fairfield House, further up Brantfell Road. IN 1884, this lovely character building must have been surplus to the needs of Fairfield House and with inspiration from the Langdale linen industry and Ruskin's practical philosophy "The Spinnery" was created. Annie Garnett and her father created a successful business from the premises with four full time weavers and eight looms and textiles were sold to the likes of Liberty and Wareing & Gillow and in 1904 Queen Alexandria bought 20 yards of Annie's silk. The premises moved with the times to feed the many visitors to Bowness and was the subject to a significant upgrade in 1990 when it was re-opened. Now one of the most iconic restaurants in the Lake District, this lovely historic building has a ground floor bar and eating area oozing char and character as well as a first floor function room but it is the Al Fresco dining area to seat up to 47 which is important. This area has delightful views over the village.

Bowness is one of, if not the most well-known villages in the Lake District National Park which attracts over 20 million tourists to the area annually. Located in the bustling centre of this lovely village, The Arts Bar is able to take real advantage of this footfall, in creating a very solid business. Nestling on the shores of Bowness Bay, the village dates back to 11th

Century when Vikings settled here. Surrounded by watchful fells Bowness has the Beatrix Potter Museum as well as the steamers which plough the length of the lake giving visitors glorious views of the surrounding countryside. Further north lie the honeypot villages of Ambleside and Grasmere, much-loved by William Wordsworth and home to Grasmere Gingerbread. All this and so much more help The Arts Bar continue to flourish.

The lease of this superb character property was acquired by the present owners in 2017 and immediately they set about a comprehensive scheme of improvement and upgrading of this classic building. They installed a very tastefully laid out bar, refurbished many of the lovely original windows, laid out the Al Fresco dining area with its canopies and heaters and replaced the central heating boiler. The change over to a modern bar and grill menu significantly increased both turnover and profitability which with the layout of the business even during COVID was a great success. With a number of other business ventures now needing their time, the owners have decided to offer The Arts Bar to the market.

The Property

Dating back to the 1600s, this beautifully designed property is built of local slate with a matching roof with business areas on ground and first floors.

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Public Areas

Vestibule with slate floor. Bar with superb feature bay window overlooking the village. Fully fitted bar with modern fittings, panelling to picture rail height and original oak flooring, all to seat 16. Snug, again with original oak flooring and part feature panelled to picture rail height. Feature slate fireplace and back bar cupboard. Ladies/Gents' WCs. Wonderful feature oak stairway to the main dining room which often provides dining for specifically booked parties. Ceiling open to the full height and panelled to picture rail height as well as having wonderful views out over the village, all to seat 26.

Outside

Lovely, wide steps to the flag Al Fresco seating area for 48 with canopies and outdoor heating.

Service Areas

Main catering kitchen, ergonomically laid-out with wash-up area, fluorescent light, canopy and extraction and non-slip flooring. Still room/beer cellar with tiled floor and fluorescent light. Central heating boiler and drinks cooling system.

Services

Westmorland and Furness District Council at Kendal.

Mains water, drainage, electricity and gas. Gas-fired central heating.



Website

www.the-arts-bar.co.uk

Opening Hours

High Season – 12 noon – 11pm (7 days)

Mid Season – 12 noon – 11pm (5 days closed Mon/Tues)

Low Season – 12 noon – 11pm (Dec weekends only, open Boxing Day to Jan 1st, closed Jan and re-opens 2nd week in Feb)

Trade

Certified accounts from the owners' Chartered Accountants for the year ended 31 March 2020 show (net) turnover of £514,599 with trading profits (before finance costs, depreciation, excess repairs and excluding the salaries of the chef and manager) of £152,517.

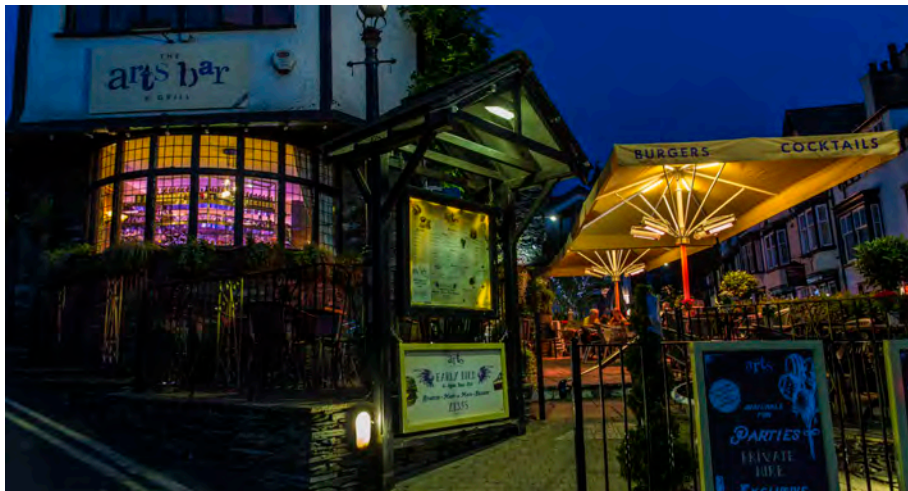
Lease

The premises are held on the residue of a 10 year lease from 5 May 2016 at a current rent of £28,000 per annum with 3 yearly reviews on a Full Repairing and Insuring basis.

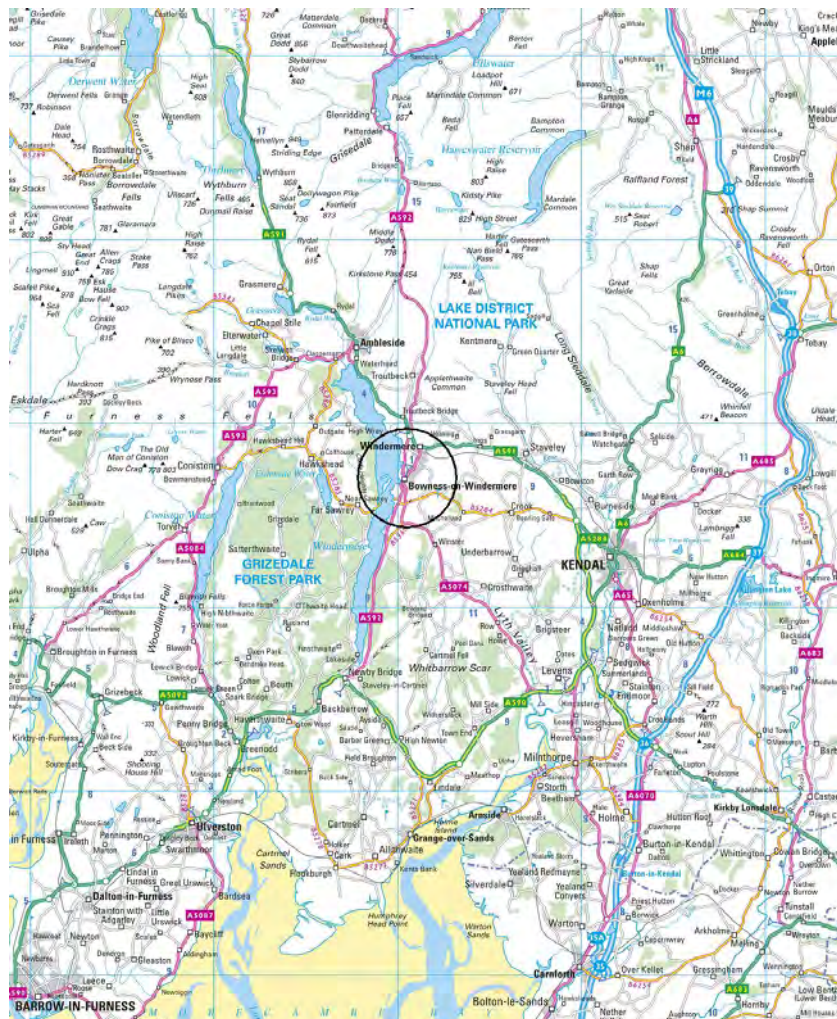
The freehold owner has agreed with the current tenant that he will extend the existing lease by a further 15 years.

Please note that the in-going tenant is responsible for the Landlord's reasonable legal fees in respect of the assignment of the lease. Each party is responsible for their own legal fees in respect of the sale and purchase of the business.

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Price

Offers around £219,500 are invited for the leasehold business complete with goodwill and trade contents (according to inventory), but excluding personal items. Stock at valuation.

Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

For further information, contact:



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