

Priory Hotel

The Well House, The Square, Cartmel, Cumbria, LA11 6QB



For Sale



- An historic family-owned hotel, set within picturesque Lakeland Village
- 7 beautiful presented letting bedrooms
- Cosy restaurant (20) with open fireplace
- Lounge Bar (16) and outdoor seating area (24)
- Turnover (net) 31st March 2022 - £484,001 EBITDA C £180k

£1,495,000 - Freehold

Viewing is strictly by appointment through Colliers

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Priory Hotel, Cartmel



The Priory Hotel is nestled in the heart of the Cartmel's village, an historic gem which seamlessly combines the charm of a bygone era with modern comforts. This privately owned hotel is housed in a beautifully restored building with a rich history, overlooking "The Square" and provides 7 beautifully presented letting bedrooms, a cosy 20 cover restaurant/dining room with an open fireplace trading for lunches and dinners, lounge bar with seating for a further 16 and outdoor seating area for around 24.

Nestled amidst the picturesque landscapes of the Lake District, the village of Cartmel exudes an enchanting charm that captivates visitors from the moment they arrive. This idyllic hamlet, with its cobbled streets and historic buildings, is a haven of tranquillity and warmth. Famous for its medieval Cartmel Priory, the village seamlessly blends rich history with a vibrant contemporary spirit. As you stroll through the heart of Cartmel, the air is filled with the sweet scent of freshly baked sticky toffee pudding wafting from the renowned Cartmel Village Shop. Cartmel is a haven for food enthusiasts, and is a culinary hotspot, boasting Michelin-starred restaurants such as L'Enclume, artisanal bakeries and cosy cafes line the streets, and has a wonderful national hunt racecourse on its doorstep that has 9 race days per year drawing hundreds of potential customers into the village.

The hotel was acquired by the family back in 1995 and was traded successfully for many year. In 2011, the owners undertook a complete refurbishment of the building which included redesigning the letting bedrooms, restyling of the restaurant and bar, an installation of a new commercial kitchen. After many successful and profitable years of trade, the hotel is now being sold by the family so that they can pursue other interests.

The Property

The hotel occupies a Grade II listed building which was refurbished in 2011. It is built of local construction with rendered facade, under a tiled roof,

Public Areas

From the main hotel entrance, a traditional hallway with tied flooring leads to the main restaurant, a cosy room with seating for 20 set around an open fireplace, traditional coved ceiling and picture window overlooking the square. To the right of the hallway is the lounge bar with modern bar servery, partial tiled flooring and seating for around 16.

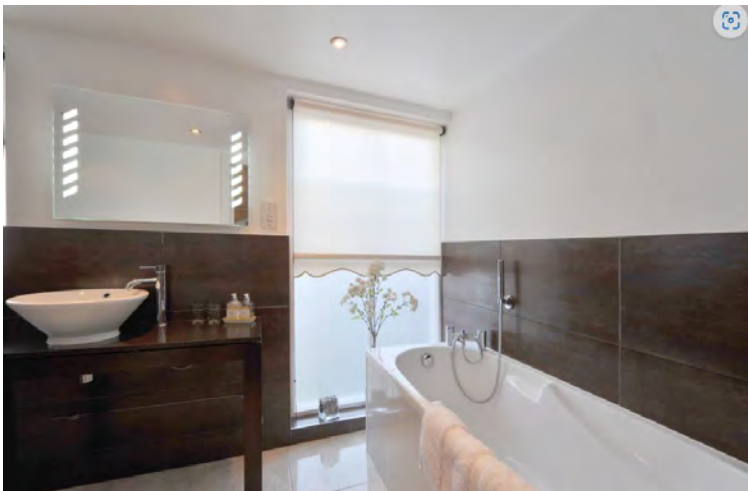
Letting Bedrooms

Located on the first and second floors are 7 well-presented and individually designed letting bedrooms, with 5 doubles, 1 family and 1 single sleeping 14.

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Service Areas

There is a fully equipped commercial kitchen with extractions system, pot wash area and small beer cellar. Located outside is an outbuilding housing a laundry room and store and cold room.

Outside

There is a small gravelled carpark, and outdoor seating area with picknick benches for around 24

Services

Mains gas for cooking and heating, mains drains and water.

Licence

Premises Licence

Website

www.prioryhotelcartmel.co.uk

Trade

The P&L accounts for the period ended 31st March 2023 show a turnover (net) of £484,001 with an adjusted trading profit/EBITDA of circa £180k Full trading information can be made available to any seriously interested parties following a viewing.

Price

Asking Price of £1,495,000 to include the

freehold complete with goodwill and trade contents (according to inventory), but excluding personal items. Stock at valuation.

Finance

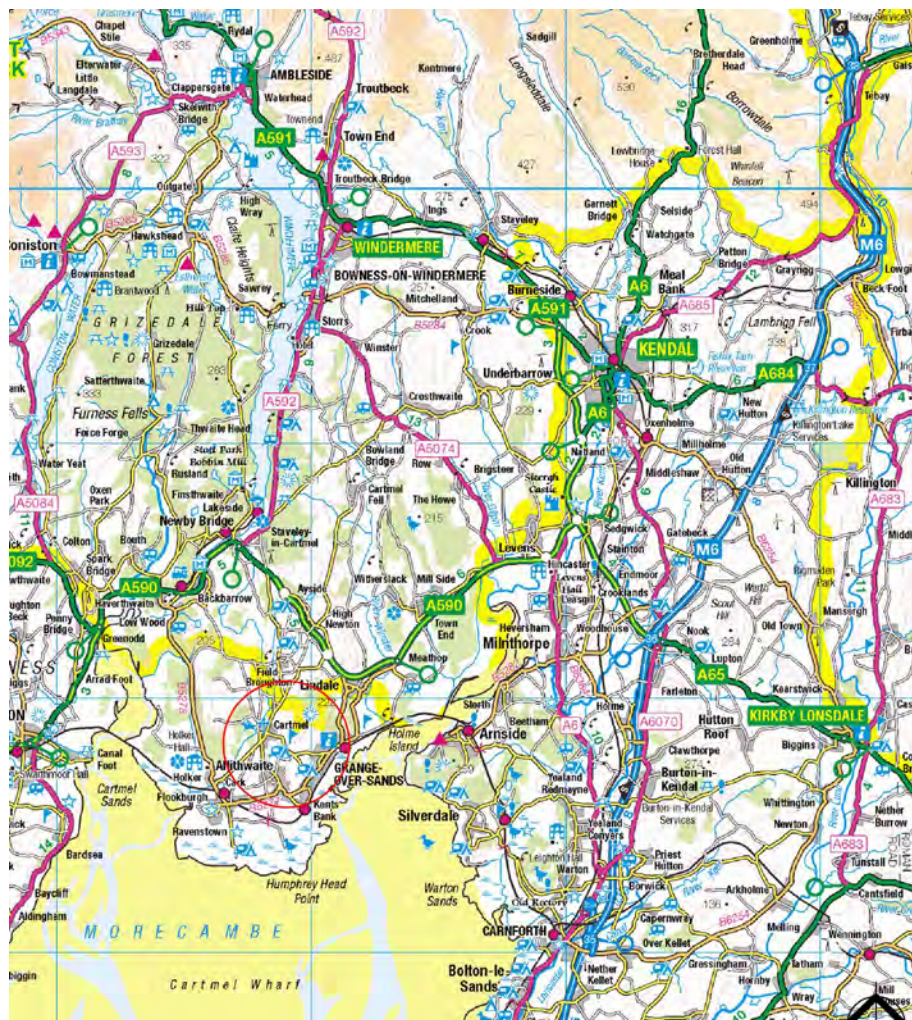
Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.



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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, please contact:



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