

Absoluxe Suites

4 Main St, Kirkby Lonsdale, Carnforth LA6 2AE



For Sale



- Luxury self-service apartment business
- 4 beautifully themed suites with smart room technology
- Stunning busy town centre location within Cumbria
- Remotely operated and profitable lifestyle investment
- Turnover 31st December 2023 £120,115 with healthy adjusted profits

£795,000 - Freehold

Viewing is strictly by appointment through Colliers

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Absolute Suites, Kirkby Lonsdale



Absoluxe Suites is a unique hotel-style accommodation business located in the centre of one of Cumbria's most charming town's featuring combining modern luxury, themed rooms and state of the art smart technology. There are four uniquely themed suites providing large super king sized beds, each with its own styled bathrooms with separate dressing areas, and two suites offering outdoor hot tubs. Utilising self-check in systems, the business can be remotely operated making this an easily operated and profitable investment or lifestyle opportunity.

The town of Kirkby Lonsdale, nestled in the heart of the picturesque Lune Valley, between the Lake District National Park and The

Yorkshire Dales and exudes charm and warmth at every corner. With its quaint cobbled streets, historic buildings, and breathtaking views of the surrounding countryside, it effortlessly captivates visitors with its timeless beauty. The town's vibrant community spirit is palpable, reflected in its bustling market days, lively festivals, and welcoming locals always ready with a smile and a friendly greeting. Whether strolling along the River Lune, exploring the ancient churchyard, or indulging in delicious fare at one of its cozy cafes or traditional pubs, Kirkby Lonsdale offers a tranquil retreat guaranteed to draw visitors to the area all year round.



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The Property

Absoluxe Suites are situated in a charming 2 storey mid terrace property of stone construction under a slate roof.

The Suites

There are a total of 4 suites (sleeping 8 guests) all of which offer complimentary Wi-Fi, mood lighting, automated blinds, sound system, large flat screen tv's, hairdryer and Nespresso coffee machine and comprise of:-

The Oasis Suite

The Oasis is the largest of the 4 suites and is located on the ground floor of Absoluxe complete with a private terrace Inspired by the lush green canopy of the African Congo, The Oasis encapsulates pure escapism with a touch of the exotic.

The suite is beautifully decorated with African inspired artwork and comes complete with a media lounge complete with discreet easy to use technology and flat screen TV, luxury super king size bedroom, dedicated dressing area and uniquely designed bathroom and outdoor private hot tub

The Parisian Suite

The Parisian Suite is located on the 1st floor and is the perfect destination for a couples romantic break. Inspired by the impressionist paintings of 19th century Paris. The bedroom

has an ivory carved bed with velvet upholstery, a separate dressing area, and a traditional French style bathroom suite with free-standing copper bath and separate shower.

The Columbus Suite

The Columbus Suite is located on the top floor and is inspired by Christopher Columbus's discovery of America. The penthouse suite combines vintage industrial design with stunning views over the Yorkshire Dales. There is a king size bed and dedicated dressing area, distressed leather sofa seating area, with nautically inspired art installation. The bathroom is vintage-inspired, complete with freestanding bathroom with TV and separate shower.

The Orient

The Orient is the cosiest of the 4 suites and is located to the rear of Absoluxe under the archway and has its own private entrance Inspired by the colours of China, the traditions of Japan and the cultural essence of Thailand, The Orient encapsulates the ambience of the Far East with a light, feminine, and elegant interior. The room is characterised by its traditional low ceilings, clean-lined bathroom, advanced technology and private hot tub area.



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Outside

There is a shared rear courtyard and private parking for two vehicles.

Services

All main services are connected.

Parking permits for village of Kirkby Lonsdale are available from Westmoreland and Furness Council.

Website

www.absoluxesuites.co.uk

Trade

Trading Profit and Loss accounts for the period ended 31st December 2023 shows turnover (net) of £120,115 with healthy adjusted trading profits.

Further trading accounts can be made available to any seriously interest parties after a viewing.

Price

£795,000 to include the freehold property, goodwill and trade fixtures and fittings according to inventory. Stock and valuation.



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Finance

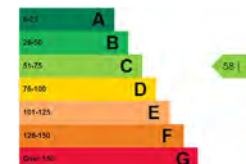
Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

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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