

SHAP WELLS HOTEL

SHAP, NEAR PENRITH
CUMBRIA | CA10 3QU



Colliers

A RENOWNED CUMBRIAN HOTEL IN A HIGHLY ACCESSIBLE LOCATION

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HIGHLIGHTS

IMPOSING HOTEL ABUTTING THE LAKE DISTRICT NATIONAL PARK |
108 EN SUITE LETTING BEDROOMS | EXTENSIVE PUBLIC AREAS INCLUDING RESTAURANT
AND LOUNGE BAR | OUTSTANDING CONFERENCE AND EVENTS SPACE | NET TURNOVER
TO YEAR END DECEMBER 2023: £1,781,490 | FREEHOLD

OFFERS IN THE REGION OF £2,950,000



INTRODUCTION

SHAP WELLS HOTEL IS LOCATED IN A PROMINENT AND HIGHLY ACCESSIBLE AREA ON THE EDGE OF THE LAKES, AND SURROUNDED BY THE MAGNIFICENT MOUNTAINS AND FELS. THE IMPOSING PROPERTY WAS PURPOSE BUILT AND OPENED AROUND 1833 AND WAS KNOWN FOR ITS WATER AND AS HAVING SOME OF THE 'FINEST AIR OF BRITAIN'.

The hotel is situated in a secluded, wooded valley, high in the Shap Fells and surrounded by mountain streams, yet only minutes from the M6 (Junction 39) and the A6. It's the ideal place from which to explore the Lakes, Dales and the English and Scottish Border Counties.

The hotel has a Three-star Cumbria Tourist Board classification and attracts a high volume of leisure based business together with a healthy level of commercial trade.

The Public Areas are extensive and include the impressive Lounge Bar, Lounges and Restaurant, and the whole building has retained many of its original features and true character.

In addition to the substantial main building there is letting accommodation within an adjoining detached building. There is also sizeable staff accommodation again located close to the main hotel building.

Externally the property sits centrally within grounds that extend to around 15 acres.



LOCATION

Shap Wells Hotel is located close to the village of Shap that is located on the A6 between the popular market towns of Kendal (14 miles) and Penrith (15 miles). The easy access to the M6 motorway helps attract commercial and passing the area trade, whilst the location alongside the Lake District Park ensures a constant flow of leisure based business.

The Lake District National Park, recently designated a UNESCO world heritage site, has for decades been one of the UK's premier tourist destinations. It covers over 850 square miles and boasts England's only true mountain range and many lakes, tarns, meres and waters that give the area its name. Visitors number an average of 15.5 million per year.

The hotel is located only around 12 miles from Haweswater, one of the Lakes prettiest lakes. Keswick is around 30 miles to the west and the banks of the famous Lake Ullswater only 19 miles distant.

The mainline London to Glasgow train stops at Penrith station, 20 minutes from the hotel and Manchester airport is around a 90 minutes' drive.



THE PROPERTY

PUBLIC ROOMS

The hotel public areas comprise an Entrance lobby with access to reception area and Reception Office.

Riverside Lounge and Bar is well placed next to the hotel's principal dining room and is a stylish art deco room with panoramic views over the Birkbeck and the fells beyond.

Library and Fell Lounge are ideal for guests looking for the opportunity to relax and unwind in more intimate setting away from the hotel principal dining and lounge area.

Birkbeck Suite consists of two dining room experiences, the Birkbeck Restaurant and Lonsdale Room. The Birkbeck Restaurant is the principal dining area and will seat up to 300 guests. The room is air-conditioned and enjoys stunning views over the Birkbeck River and surrounding fells.

Lonsdale Room is a more intimate room that allows guests the opportunity to host smaller dining parties that suit their own dining needs, it is also utilised when the Birkbeck is booked for private functions.

Games Room

CONFERENCE FACILITIES

The hotel has 2 conference rooms of varying sizes and are adaptable to meet the client's exact requirements.

The facilities are as follows:

CONFERENCE ROOMS	LODGE HOWE ROOM	GARDEN ROOM
Theatre Style	180	70
Boardroom	36	24

LETTING BEDROOMS

The hotel has 108 well appointed, en suite letting bedrooms broken down as follows:

ROOM TYPE	NUMBER OF ROOMS
Family	21
Double/Twin	73
Single	14
TOTAL	108

The hotel offers alternative guest accommodation in the **Old Bathhouse** within the hotel grounds. These are mainly double and twin-bedded rooms.

All the letting bedrooms have en suite facilities, they feature WiFi, LED televisions, comfortable furnishings and tea and coffee facilities.

ADDITIONAL AREAS

Well-equipped commercial catering kitchen with preparation area, wash-up area, dry storage, cold stores, plant room, laundry and linen storage, manager's office, sales and staff offices, ladies, gents & disabled toilets.

STAFF ACCOMMODATION

There is extensive staff accommodation including a Manager's Bungalow

EXTERNALLY

There is ample parking for the guests and those attending events at the hotel. The site extends to approximately 15 acres.

SERVICES

- ▶ Mains electricity and water
- ▶ LPG
- ▶ Drainage is to a comprehensive sewerage system

EPC

The hotel has an EPC Rating: C

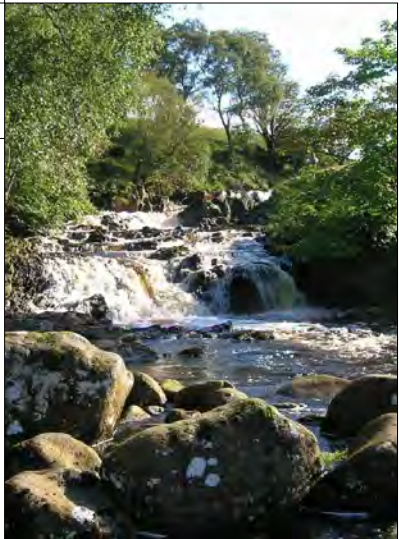
WEBSITE

<http://www.shapwells.com>





AT A GLANCE



FURTHER INFORMATION

TRADE

The business was acquired by our clients in 2004 and has since been run with a General Manager and compliment of staff.

The Hotel is the ideal place from which to explore the Lakes, Dales and the English and Scottish Border Counties.

It is ideally situated for both leisure and business, easily accessible from the M6 motorway making it the perfect location for business events and conferences.

There is a consistent and solid trading base with the hotel generating a mix of leisure and commercial hotel business, this is further supplemented with conference, team-building and special event business.

Year end December 2023 showed a Net Turnover of £1,781,490 – which was a material increase of the previous year where the turnover was £1,592,470.

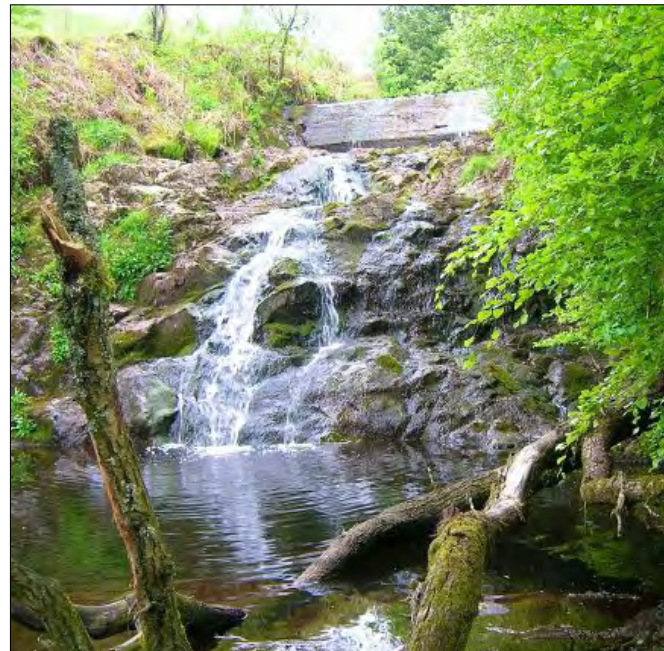
The Adjusted Net Profit for 9 month period to September 2023 was £564,671.

It is felt that due to the extensive hotel and leisure facilities, and its outstanding trading location that there is considerable potential to further grow the business.

Further trading information is available on request.

Offers in the region of £2,950,000

for the freehold complete with goodwill. Trade contents (according to inventory). Stock at valuation.





HEADLINE INFORMATION MEMORANDUM

This is available to seriously interested parties on the signing of a non-disclosure agreement that is available on request.

FINANCE

Colliers International 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.

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.

DIRECTIONS

From the M6 Junction 39, follow the signposts for Shap. Travel south on the A6 and the hotel is soon well signposted on the left-hand side.

TO VIEW

All appointments to view **must** be made through the vendors' sole agents: Colliers.

CONTACT

For further information or
to arrange an inspection of
the property, please contact:

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