

Summary

- Excellent Lifestyle Business
- 12 en-suite letting bedrooms
- Highly sought after Lake District National Park location
- Residents Lounge
- Parking for 13 guests vehicles
- Comfortable 2/3 bedroom owners accommodation
- Opportunity for an additional letting bedroom
- Net turnover £137,676
Year ending 26/05/2018.

Lambert
Smith
Hampton



FREEHOLD HOTEL FOR SALE

The Ravensworth Hotel, Ambleside
Road, **Windermere**, LA23 1BA

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Introduction

The Ravensworth is an elegant detached 1850s Lakeland former family residence of traditional Lakeland stone construction under a pitched slate tiled roof which has been transformed into a charming comfortable guest house business with 11 individual en-suite letting bedrooms and ample off road parking. The business would ideally suit an owner operator seeking a well located lifestyle business opportunity with the enhanced benefit of excellent owners accommodation with its own independent access, driveway, garden and garage.

Description

Our clients acquired the Ravensworth in 2009 at this point a comprehensive refurbishment programme was undertaken including the reconfiguration of the accommodation whereby the number of letting bedrooms were reduced from 14 to 11. Our clients have advised us that this has resulted in enhanced trading performance in terms of increased occupancy and increased profitability. The aforementioned owners accommodation also underwent significant refurbishment and improvement works at that time.

Location

The Ravensworth is situated in a prominent roadside trading position on Ambleside Road, just off the main tourist route between Windermere and Ambleside. Windermere is one of the best known villages in the Lake District National Park, attracting many thousands of visitors throughout the year. The lake is the longest and largest in England and sits amid breath-taking scenery of both forestry and fells. The Lake District has recently joined the likes of the Grand Canyon, the Taj Mahal and Machu Picchu by being awarded Unesco World Heritage status. Leave the motorway at Junction 36, following the A590/591 to Windermere. Continue past the two left hand turns into Windermere Village and The Ravensworth will be seen on the left at the junction with Phoenix Way.

Location	Miles
Lake Windermere	1
Bowness On Windermere	1.4
Ambleside	4.4
Grasmere	9
Junction 36 M6 Motorway	15.5
Carlisle	44
Lancaster	30
Manchester	80

Public Areas

The property is approached via entrance vestibule with entrance hall and reception area.

Facility	Capacity
Vestibule	
Entrance Hall	
Residents Lounge	10
Conservatory Breakfast Room	20
Breakfast Room Overflow/Servery	

Ancillary Areas

The hotel has a range of back of house facilities and amenities to help with the day to day running of the business, including a commercial catering kitchen, storage areas and an administration office.

External Areas

The property has tarmacadam parking area to the front and rear of the building with surrounding landscaped gardens. There is off road parking space for approximately 13 vehicles with a separate owners driveway, garage and garden.

Letting Accommodation

There are in total 12 individually appointed and decorated letting bedrooms which can accommodate up to 21 guests located on the first and second floors of the property. Ten of the bedrooms have an en-suite shower room whilst the remaining bedroom has an en-suite bathroom. All of the letting bedrooms include a flat screen TV, radio alarm clock, hairdryer and hospitality tray with tea and coffee making facilities.

The letting bedrooms are configured as follows:-

Room Category	Quantity
King Bedrooms	4
Standard Double	3
Superior Bedroom	1
Super King Bedroom	2
Large Single (Double Bed)	1
Single Bedroom	1
Total	12

Owners Accommodation

Particularly spacious self-contained flat which benefits from its own garden, driveway and garage.

The accommodation comprises entrance hall, open plan lounge/dining room with patio doors to the garden, recently fitted kitchen, master bedroom with en-suite bathroom and fitted wardrobes and a further double bedroom.

The third bedroom of the owners accommodation was originally an en-suite letting bedroom for the guest house. This could easily revert back to such if future owners wish to do so.



The Ravensworth Hotel, Ambleside Road, Windermere, LA23 1BA

Trading Information

Trading information provided by our clients for the year ending 26/05/2018 show a net turnover of £137,676 Excluding VAT. Further detailed Trading Information will be made available to seriously interested parties upon request and upon receipt of a completed and signed non-disclosure agreement (NDA).

Fixtures, Fittings and Equipment

We are advised that all fixtures, fittings and other items associated with the running of the business will be included within the sale. All appliances are untested and the purchaser should satisfy themselves that all equipment is in full working order. Personal objects and shackles within the owners accommodation are not included within the sale.

Fire Risk Assessment

We have assumed that a suitable and sufficient fire risk assessment has been carried out under the Regulatory Reform (Fire Safety Order 2005). This assessment needs to be recorded in writing where there are five or more employees.

Services

We understand that the hotel is connected to all main services. We have not undertaken any tests to ascertain the condition or capacity of these services.

Planning

We understand that the property has a valid consent for its current use. However, we would advise interested parties to make their own enquiries with the local planning authority in this regard.

Asking Price

The hotel is to be sold by way of an asset sale of the freehold interest in the property as a going concern hotel lifestyle business of a guide asking price of: offers in the region of £1,195,000 to include the goodwill and trade contents.

Stock in Trade

The stock in trade is to be purchased in addition at cost and at valuation upon the day of completion.

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EPC

Available upon request.

Viewing Arrangements

Given the confidential nature of this instruction, viewing arrangements are strictly via appointment only through the vendor's sole agent, Lambert Smith Hampton. Under no circumstances should any party make an indirect approach to the business, the staff or management at the business.

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