



Derwentwater Hotel

Ref: 5444085

Portinscale, Keswick, Cumbria, CA12 5RE

Freehold: £5,000,000

66 en suite bedrooms, apartments and cottage

Extensive public areas

Manager & staff accommodation

River & lake frontage

May be suitable for re-development

Energy Rating C





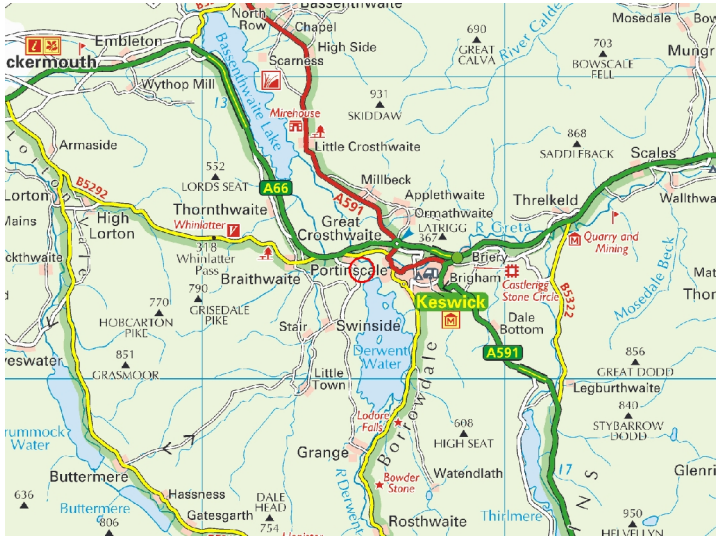
Description

The property was originally constructed in the 1900s and occupies a large site in the village of Portinscale and on the banks of Derwent Water. The main hotel building is of traditional stone built construction with white rendered elevations and is surmounted by a hipped and pitched slate roof with a glass roofed conservatory to the rear. The property is arranged over three storeys with a two storey side extension for staff accommodation. The property has large landscaped gardens which reach down to the waters edge. Opposite the hotel is the Derwent Manor building which is a large detached stone built building with hipped and pitched slate roof. Along with a terrace of four self contained holiday flats and a further stand alone cottage. The business is available free and clear of current management and branding and would be well suited for continued use.

Internal Details

The main hotel reception is located at the centre of the Property, whereby there is access to the restaurant and bar/conservatory at ground floor level. Generally, this area flows particularly well. The hotel has a large open plan lounge /bar area which is accessed from the reception and encompasses existing rooms within the hotel and a large open plan conservatory which has views towards the lake. This has capacity for approximately 100 covers in various table sizes.

The main hotel restaurant has seating for approximately 100 covers and has a central buffet servery. The hotel has a small area to the front which is currently disused, and this has the potential to be converted into an additional casual dining / coffee shop. It has access from street level and could provide additional revenue to the hotel if it were to be converted. Some of the rooms, in particular the self contained flats are located within Derwent Manor which is located opposite.



Location

Portinscale is a village in Cumbria, England. It is situated close to the western shore of Derwentwater and within the Lake District National Park. It is some 1.5 miles (2.4 km) by road from Keswick, which is a popular market town in the area. The village covers approximately 0.15 square miles (0.39 sq km). At the 2011 census the population totalled 560.

The Property is located within the village of Portinscale circa 1.5 miles from Keswick town centre. The Property occupies a large site with landscaped gardens which reach down to the waters edge of Derwentwater. The surrounding area is mainly private residential housing and holiday homes for tourists. A tea rooms and public house are located within the village and there is a caravan club holiday park within close proximity. The Property occupies a total site which extends to approximately 6.2 hectares (15.21 acres).

Fixtures & Fittings

All owned fixtures and fittings are included in the sale and an inventory will be produced.

Letting Accommodation

The main building comprises of 47 en suite guest rooms arranged over three floors together with one 1-bedroom self catering apartment. The configuration of the guest rooms is as follows:

- 41 double bedrooms
- 3 family bedrooms
- 3 single bedrooms

Derwent Manor comprises 17, one to two bedroom self catered apartments. There is also one self contained holiday cottage in the grounds of Derwent Manor.



External Details

The frontage benefits from planted gardens with a ramped wheelchair access into the main entrance to the building. There is additional entrance located at the side. The rear of the site has an open parking area which is shared with adjacent hotels. It is understood there is demised parking for 14 vehicles in the car park, with additional space on licence.

Owner's Accommodation

In addition, there is a manager's flat, deputy manager's flat seven staff bedrooms within the Derwent Manor building and three staff bedrooms in the Derwentwater Hotel. There are a further six staff bedrooms within the two storey extension to the side of the hotel.



Trading Information

Trading information can be made available upon agreement to Christie & Co's online NDA. Please visit the data room (www.christieco-dataroom.com) and specify the name of the hotel (Derwentwater Hotel).

Business Rates

Confirmation of business rates payable should be obtained from the Local Authority.

The Opportunity

Whilst the hotel is available to acquire on a single asset basis, Christie & Co are selling other hotels across the UK for the same seller. Additional information can be provided on request. Please contact the following for any multi asset enquiries

Jeremy Jones, Head of Brokerage (jeremy.jones@christie.com)
Ed Bellfield, Regional Director (ed.bellfield@christie.com)

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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