



# Alston House Hotel

Ref: 6445144

Townfoot, Alston, CA9 3RN

Freehold: £685,000

Prime position in Pennine town of Alston

T/O 8 months to 12/1/23: £338,000

Net profit 8 months to 12/1/23: £154,000

9 individually styled en suite bedrooms

Bar & restaurant (100) inc. alfresco dining

One bedroom owner's flat. Energy Rating D





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## Description

Occupying a prominent position on the main road into the town from Penrith, Alston House Hotel is a well regarded hotel, bar and restaurant within the market town. Previously known as the Hillcrest Hotel, it was renamed Alston house in 2003. The current owners acquired Alston House Hotel in 2006 and under their ownership have made significant improvements over the years.

There are a total of nine en suite letting bedrooms as well as a modern, very comfortable owner's accommodation situated on the top floor. Every bedroom has been upgraded and the en suites replaced.

Importantly, the owners have also improved the infrastructure with a new central heating boiler and improved 'zoned' heating controls for maximum efficiency.



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## Location

Alston, the highest market town in England, is a delightful and picturesque setting in an area of outstanding natural beauty. The town's old stone buildings, its cobbled streets, narrow roads and secret passageways attract many tourists to this corner of Cumbria on an annual basis and it is a great stopping point for walkers on the Pennine Way, or cyclists on the C2C route and the drive from Penrith is one of the most spectacular in the country.

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## Internal Details

Alston House hotel is approached by steps up from the road, leading to a vestibule and generous reception hall with original features including fireplace with gas fire and hammered copper surround.

To the left is the breakfast room seating circa 20 with opening through to residents seating/lounge area, with seating a further 25. There is an L-shaped servery and has this area has its own entrance. There is a beauty room off of this room which is currently occupied by a local hairdresser.

To the right of the reception hall are the bar and restaurant seating approximately 100. It offers various seating areas, formal dining and large screen TV area for sport. Stairs lead to all floors including the cellar accessed via the reception hall.

Ancillary areas include: Spacious catering kitchen with non-slip floor, fridge room and walk-in fridge, store room, dry goods room, pot wash, laundry room, office and beer cellar.





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### Letting Accommodation

All bedrooms are located on the first and second floors, with nine lettings bedrooms overall (five doubles, one twin and three family rooms). All have en suites, either a bath and/or shower, and the usual TV and tea and coffee making facilities.

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### Fixtures & Fittings

Fixtures and fittings are included with the exception of items that are personal to our client.





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## External Details

There is an area of parking immediately to the front of the hotel with a larger car park on the other side of the main road. The gardens are extensive and attractive with a newly created outside dining area.

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## Owner's Accommodation

Situated on the on the top floor and accessed via the main stairs is the owner's apartment, offering kitchen, living room and one bedroom with en suite.



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## The Opportunity

Having enjoyed the many years at Alston House hotel, the owners are now looking forward to a well earned retirement which leaves an opportunity for new owners to come in and place their own stamp on the business.

There are a number of areas of potential growth including:

- Further dining during the week
- Weddings (may involve some light configuration internally)
- Reintroduction of separate cafe
- Further potential for expansion of accommodation, subject to obtaining planning consent

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## Business Rates

Confirmation of business rates payable should be obtained from the local authority.

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## Trading Information

Trading year 2022 - turnover £338,589.  
Trading year 2021 - turnover £390,492.  
Trading year 2020 - turnover £203,689.

Further trading information will be made available to seriously interested parties.

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## Regulatory

Premises licence.

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## 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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Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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