



Brook House Inn

Ref: 6445152

Boot, Holmrook, Cumbria, CA19 1TG

Freehold: £975,000

Stunning Eskdale Valley location, West Lakes

T/O Y/E 22:£660,000, adjusted profit £190,000

Up to 12 en suite bedrooms

Private owner's suite (if required)

Public bar, outdoor area & dining area (c.50)

Large car park. Energy Rating C

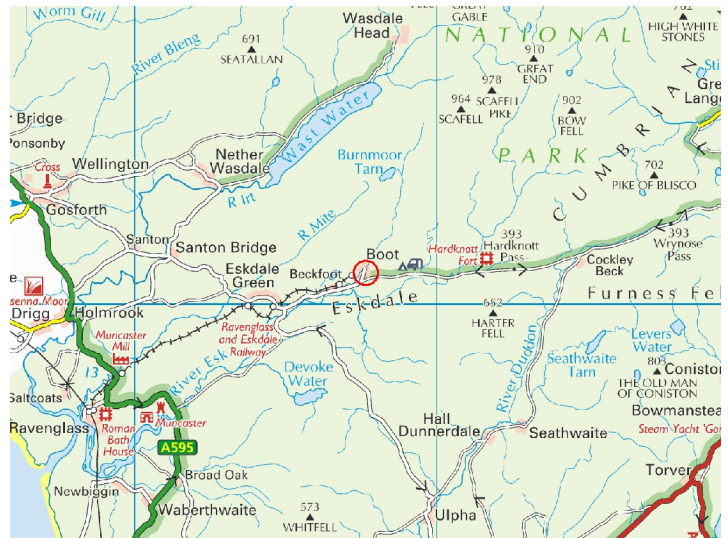


Location

Brook House Inn is situated in the hamlet of Boot, a small village in Eskdale on the western side of the English Lake District. The village can be approached by two roads, one up the valley from the coast, and the other over the Hardknott and Wrynose passes from the central Lake District.

This is the heart of the Lake District National Park with the highest, deepest, steepest, and oldest! Within walking distance are: Scafell Pike, England's highest mountain, dramatic Wastwater, its deepest lake, Hardknott Pass, its steepest road, and Boot Mill, its oldest working water mill. It is a very special area for walkers with many of the finest walks in England on the doorstep.

Only a short walk away is the terminus of the well-known Ravenglass to Eskdale Railway at Boot, which provides additional trade to Brook House Inn. This is boosted in the summer months with a number of beer and music festivals.



Description

Sitting in the heart of the Eskdale Valley and near the foot of the well-known Hardknott Pass, Brook House Inn is perfectly situated in a picturesque setting with stunning scenery and fell views as far as the eye can see.

With eight en-suite letting bedrooms, two spacious dining rooms, a traditional bar, outdoor seating area, as well as a spacious car park, the Inn is frequented by many locals and tourists to the area and has achieved excellent reviews on TripAdvisor and booking websites. It has an AA 4* Inn Award recognising outstanding food and beer and was voted West Cumbria Camra Pub of the Year 2010.

Owned and run by the Thornley Family since the last century, Brook House Inn is a real Lake District pub with real ales and a fantastic malt whisky collection. The Inn is one of the 3 hosts of the Boot Beer Festival, Boot Beer Festival is held in June every year and is one of the biggest beer festivals in the Lake District.

This profitable and very busy business is well renowned for its hospitality, food offering and of course its whiskey collection! With over 200 whiskeys (including Single Malts from around the world, and Scotland) Brook House Inn has become a Cumbrian favourite for Whiskey and Wine Tasting Events.



Internal Details

Public Areas

- Main bar/lounge (50) with seating and dining tables
- Main dining room (36)
- Private Dining area (16)
- Rear reception area

Service Areas

- A fully equipped commercial catering kitchen, with preparation area walk in fridge
- Beer cellar
- Managers office
- Patron's toilets

External Details

To the front and side, there is an outdoor seating area popular with its guests, with picnic tables and bench seating for around 50, overlooking the beautiful fells. To the rear there is a gravelled carpark with spaces for around 20 vehicles.



Fixtures & Fittings

All fixtures and fittings are to be included within the sale however any items that are owned by a third party or personal to our clients will be exempt.

Letting Accommodation

Accessed via the staircase within the hallway, all eight en suite letting bedrooms are located on the first and second floors. Each room has en-suite facilities with a bath and overhead shower. They are traditionally furnished with flat screen TV's, DVD player, hairdryer and tea and coffee facilities as well as the most glorious fell views.

Owner's Accommodation

The current owners don't live on site, however there is an annexe which currently provides two studios, each with bedroom, kitchen and bathroom. There is a further one/two bedroom flat within the main building.



The Opportunity

Brook House Inn is currently privately owned and operated and has been in the family for over 25 years, offering its guests a real traditional Lakeland pub feel, serving traditional food, real ales and a fantastic malt whisky collection.

As a lifestyle choice, it is operated for around 10 months of the year but could be operated all year round if preferred. After 25 years however, it is now time for the family to move on but offers new owners the chance to own and operate their very own Lakeland Inn situated in one of the most stunning parts of Cumbria.

While any new owner would like to put their own stamp on the business, you can clearly see it trades very well in its current guise. The current owners have ensured the property is well maintained while keeping its traditional feel.

The current owners do not live on site and whilst there are eight letting bedrooms at present there could be an opportunity to increase this to 12 with ease.



Trading Information

Full trading accounts can be made available to seriously interested parties but below we have highlighted the last 4 years turnover figures.

Year end 31.3.23 turnover £674,909
Year end 31.3.22 turnover £660,715
Year end 31.3.21 turnover £333,523 (Covid)
Year end 31.3.20 turnover £534,173

Business Rates

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

Regulatory

Premises licence.



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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