



Rusland Pool Hotel & Bar

Ref: 6445161

Haverthwaite, Newby Bridge, Cumbria, LA12 8AA

Freehold: £1,250,000

Prominent roadside position

Turnover Y/E 31.8.23 (10 months) £643,000

Total of 18 en suite guest bedrooms

Two bedroom owner's flat

Parking for 35 cars, paddock

Two bars & up to 100 covers dining space. Awaiting EPC



Description

The Rusland Pool Hotel is set between Newby Bridge and Ulverston on the A590 and sat back in a slightly elevated position. The original inn dates back to the 1600's and in the 1990's was first refurbished into the hotel we see today.

Set in circa 1.227 acres of land, it is popular with locals and tourists alike and offers traditional food in the restaurant and warm welcome next to a roaring fire in the bar area.

It has an array of suitable rooms to suit every need and its location allows you to explore everything the peninsulas and the National Park have to offer, without a long drive 'home' after a long day.

The businesses website is: www.ruslandpool.co.uk



Fixtures & Fittings

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

Letting Accommodation

The letting accommodation comprises of 18 en suite bedrooms with a selection of double, twin, family, executive and suites.

Owner's Accommodation

There is a two bedroom owners flat on site.

Internal Details

Public Areas

- Reception
- Breakfast Room leading to formal dining area
- Public Bar
- Outdoor Seating
- Paddock
- Cloakrooms

Service Areas

- A fully equipped commercial kitchen
- Rear outside yard
- Laundry
- Washing Area
- Store rooms
- Cellar
- Office



External Details

The hotel is set within circa two acres and has easy access from the main road with car parking for around 35 vehicles. It also includes an electric charging point. There is an outside seating area overlooking a paddock. The site extends to circa 1.227 acres.

The Opportunity

An opportunity to acquire a historic and well known hotel and coaching inn in a prominent location with easy access from M6 and central lakes.

The business trades well but offers so much scope to increase revenue, as with the right marketing, dining and overnight guests could be increased.

There is scope to utilise the land in better way such as using the higher ground for camping pods, as well as putting the paddock to better use.

There is also an option to increase room capacity by extending the building.

The current owners are retiring from the business to pursue new opportunities.

Trading Information

Year ending 2023 (10 months) turnover of £643,000.
Year ending 2022 turnover of £533,000.

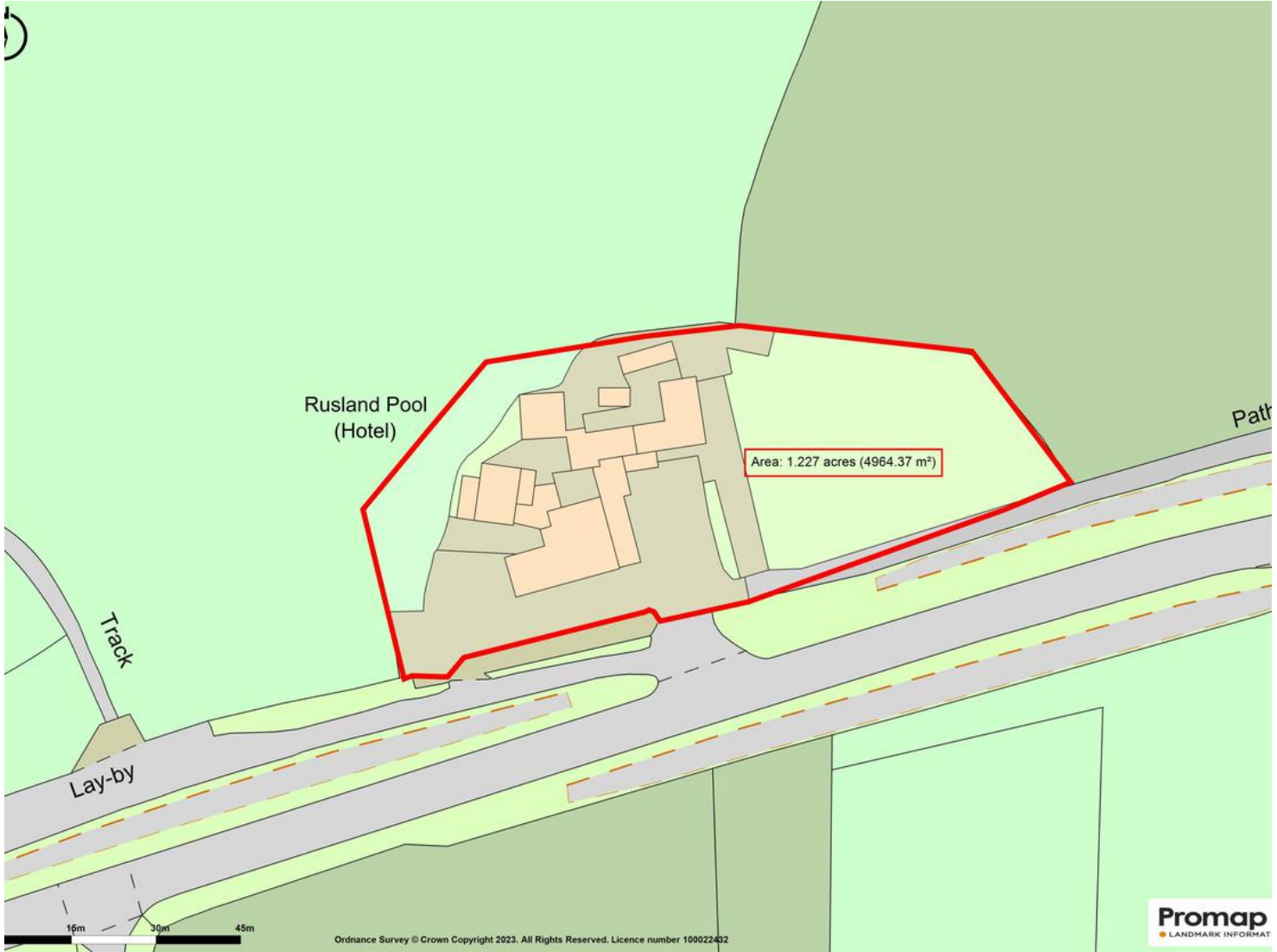
Full trading accounts can be made available to seriously interested parties.



Business Rates

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





Rusland Pool
(Hotel)

Area: 1.227 acres (4964.37 m²)

Track

Lay-by

Path

15m 30m 45m

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LANDMARK INFORMATION

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



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