

# The County Hotel

 Station Road, Kendal,  
Cumbria LA9 6BT

Freehold Price: £1,850,000





## Key Investment Highlights

- 41 en suite bedrooms
- Restaurant with 76 covers
- Significant refurbishment undertaken
- Opposite train station
- May suit potential change of use (STPP)
- Energy Rating D

## Description

The Property was originally constructed in the 18<sup>th</sup> century and is arranged over four floors (basement, ground first and second).

Buildings have been on this site since 1611 although it is not until 1833 when a town map actually names the building as an inn. Records from 1776 suggest the inn was known as the Lowther Arms, a name the building was to retain until the railway came to Kendal in 1832. It then went through several names until finally being named the County Hotel in 1910.

The hotel re-opened in May 2019 after a four month renovation period. The whole hotel has been completely revamped increasing it to 41 bedrooms. The bar and communal areas have been given a contemporary look and feel to them, yet still retain the period features of this Grade II listed building.



## Location

The Lake District is England's largest National Park with approximately 880 square miles and attracts around 18 million visitors a year. The park contains 64 lakes and 200 mountains over 2 000 ft with a wide variety of opportunities for walking, climbing, water skiing and windsurfing as well as trips to numerous gardens, castles, stately homes and visitor attractions.

Kendal is a busy town and is a gateway to the National Park. Kendal is a market town and the administrative centre for the Lake District as well as a centre for tourism. Lancaster lies circa 18 miles to the south and Carlisle approximately 60 miles to the north. The Hotel occupies a prominent roadside position at the junction of the A6 and A684 in the northwest of Kendal town centre.

Accessed via the main A6, The County Hotel occupies a central position in Kendal. The property affords excellent connectivity, with the M6 motorway approximately 13 miles away. Kendal railway station is just 100 metres from the property and has a direct line to Manchester. Leeds-Bradford Airport is 54.5 miles away and offers domestic and continental flight routes.



## Internal Details

The main hotel reception is located at the centre of the Property, through the front entrance whereby there is access to the restaurant and bar and coffee shop at ground floor level. The reception area, also has the main staircase and lift allowing access to all floors. The hotel restaurant hosts both breakfast and evening dining with up to 76 covers. The coffee shop and lounge bar seats up to 75 guests, serving bar food throughout the day for resident and non-residents.



## Letting Bedrooms

The hotel provides 41 en suite bedrooms, a breakdown of the room categories is provided below.

In addition to the 41 en suite rooms, there are two rooms reserved for coach drivers or can be used as manager/staff accommodation. These are located towards the rear of the hotel accessed via an external walkway.

Room Type	Number
Single	8
Double	9
Twin	4
Zip & Link	20
<b>Total</b>	<b>41</b>



## Food, Beverage & Events Facilities

The hotel offers food and beverage space. The breakdown is provided below.

Room	Covers
Restaurant	76
Coffee Shop	75

## External Details

The site extends to circa 0.165 acres without any formal gardens or grounds, minimising any maintenance costs in this area.

Externally, the hotel has no direct parking but there may be an option to secure up to 10 spaces by separate negotiation.

## Tenure

The property is held freehold.



## Trading Information

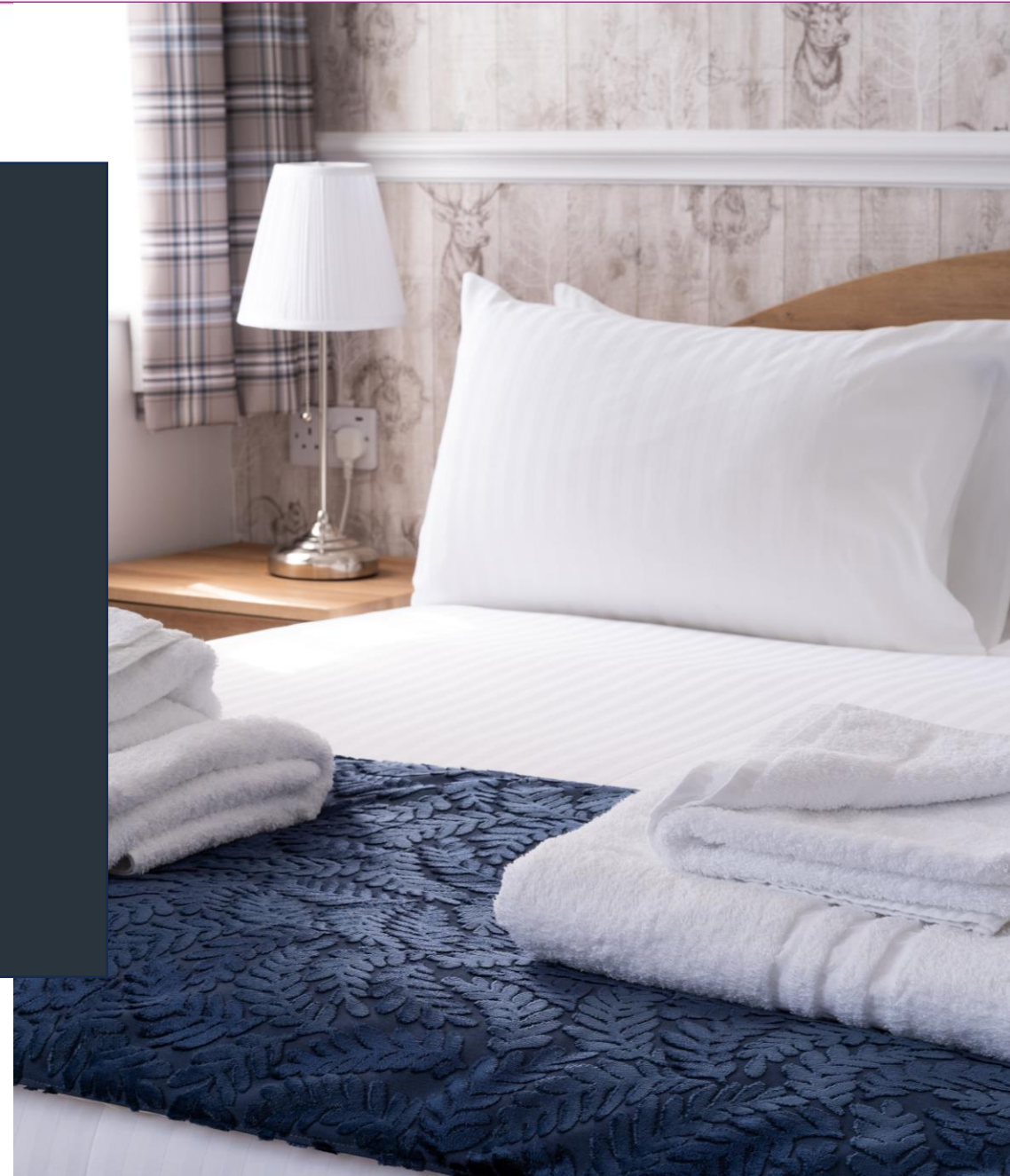
Trading information will be available upon request.

## 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.

## Rateable Value

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





# CONTACT

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co, please contact.

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