



Victorian House Hotel

Ref: 6445153

Broadgate, Grasmere, Cumbria, LA22 9TA

Freehold: £1,875,000

Lakeland hotel in honeypot location

Turnover Y/E 22:£652,000, net profit £212,000

22 en suite bedrooms

Shepherds hut by River Rothay

Snug, bar, dining room, conservatory

Green Small Business certified. Energy Rating C



Location

The hotel is situated on Broadgate, the main road into Grasmere from the north. It's close to the centre of this pretty Lakeland village, which is very popular with tourists. Cafés, gift shops – including the celebrated gingerbread shop beside St Oswald's church – pubs and restaurants are within an easy stroll, as are The Wordsworth Museum, Dove Cottage, as well as Grasmere Lake itself. The village provides an ideal base to explore all that the Lake District has to offer.

This large, long-established Grasmere hotel was revamped by new owners in early 2020 to give it a cool vintage look that sits somewhere between a handsome old farmhouse and a modern Victorian parlour.

There are low and mid-level walks directly from the doorstep, as well as many cycling routes and a good bus service from outside the hotel means you can avoid using the car yet still visit Ambleside, Windermere and Keswick with ease.

Description

The property is a detached, three storey Victorian villa of traditional Lakeland stone and slate construction, situated on the banks of the river Rothay.



Internal Details

The semi-open ground floor, with its bar and dining area, plus conservatory, creates a relaxed atmosphere plus offers plenty of space to relax. The hotel is geared up for lovers of the outdoors, with boot room, cycle storage, and both a bike- and warm doggy-wash area.

Public Areas

- Reception lounge
- Snug
- Dining room
- Bar area
- Conservatory
- A full boot room with cleaning and drying facilities.
- Customer toilets

Service Areas

- A fully equipped kitchen
- Store rooms
- Beer and wine cellar



Letting Accommodation

The Letting accommodation is laid out over three specific areas. In the main part of the hotel there are 15 en suite letting rooms over the three floors (one currently used as staff accommodation), there are a further five rooms set over two floors in the detached building in the garden (one dog friendly double, one cosy room and one family room, the latter two could be let as a suite). On the top floor are two rooms which share a bathroom and an entrance). There is a luxury Shepherds Hut, with large en suite, at the bottom of the garden next to the river. The accommodation is a combination of: -

- Cosy rooms (double bed)
- Comfy rooms (twin or king)
- Stargazer rooms (king with telescopes)
- Dog friendly rooms (hard flooring, super king or twin)
- Family rooms (king plus double sofa bed)
- Two room suite (combination to suit, maximum six guests)



Staff Accommodation

There is one permanent staff bedroom with en suite within the main building, and at present one of the guest bedrooms is also being utilised for this purpose, however it can easily be converted back to a rateable room should it be required. Alternatively, there is an option to purchase a staff apartment within Ambleside by separate negotiation.

Owner's Accommodation

All rooms have been converted to guest bedrooms, however the accommodation within the two-storey detached building in the garden could be converted to allow for an owner's property of up to three bedrooms.

External Details

Parking can be found to the front of the hotel with shared access to the side leading to additional private parking.

There is a lawned garden, with tables and chairs, that leads to a small wildflower area with bench which overlooks the river. A lovely quiet spot!

There are 24 solar panels which contribute over 25% of the electricity usage, a superfast electric car charger, energy monitoring equipment and guest comms to reduce energy use.



The Opportunity

This is an excellent and rare opportunity to own a substantial hotel in one of the best locations in the Lake District.

The current owner purchased the hotel in 2019 and it is presented to the market in excellent order throughout. Our client is looking to sell to concentrate on other projects.

The business benefits from high levels of repeat trade, alongside newcomers to the area with stays varying from short weekend breaks through to extended vacations.

With the detached rooms to the rear of the main building, new owners could easily return this to owner's accommodation if they wished to.

Trading Information

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

Year end 31.3.22 turnover £652,298
Year end 31.3.21 turnover £272,532
Year end 31.3.20 turnover £58,827

NB - The owner purchased the hotel in 2019 and set about a full refurbishment project. Year End 2020 shows trade for a short window of operation, whilst 2021 shows trade through COVID.



Regulatory

Premises licence.

Business Rates

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

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.

Please note that the paintings are specifically excluded and are not for sale.



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:

Joel Osbourne

Broker - Hotels

M:+44 7526 176 359

E:joel.osbourne@christie.com

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.



For full information on Christie Insurance please call 03330 107189