



Norwood House

- 8 bed guest house with 2 bed owners apartment
- Excellent trading location
- Easily managed turnkey/lifestyle business
- PP to operate as guest house or holiday let
- Opportunity to inc. occupancy & turnover
- Excellent presentation throughout. Energy Rating C

Church Street, Ambleside, LA22 0BT

Freehold: £799,000

Ref: 6445204

DESCRIPTION

Located in a prime position in the heart of the popular tourist village of Ambleside, within a moments walk of a great selection of bars, cafes, restaurants and the village amenities, Norwood House is a well established and popular, family operated B&B guest house welcoming both new and returning guests.

Hybrid planning consent allows the business to be operated in its existing form as a guest house but also allows for it to be utilised as a sole use holiday let.



LOCATION

Ambleside sits in the very centre of the Lake District National Park, an area that receives 18 million visitors per year, the area attracts domestic and international visitors drawn to the beautiful scenery, rich heritage and excellent food and drink offering. This central location attracts visitors all year round and benefits from excellent communications and is well served with local transport.



INTERNAL DETAILS

The property is set over four floors with the well-appointed guest bedrooms on the first and second floors, the kitchen, guest dining room, private lounge on the first floor and the owners bedrooms and bathroom on the lower ground floor.

GROUND FLOOR

- Hallway and stairs to first floor
- Guests dining room with large bay window
- Private owners living room
- Fully fitted kitchen
- Utility room
- Office

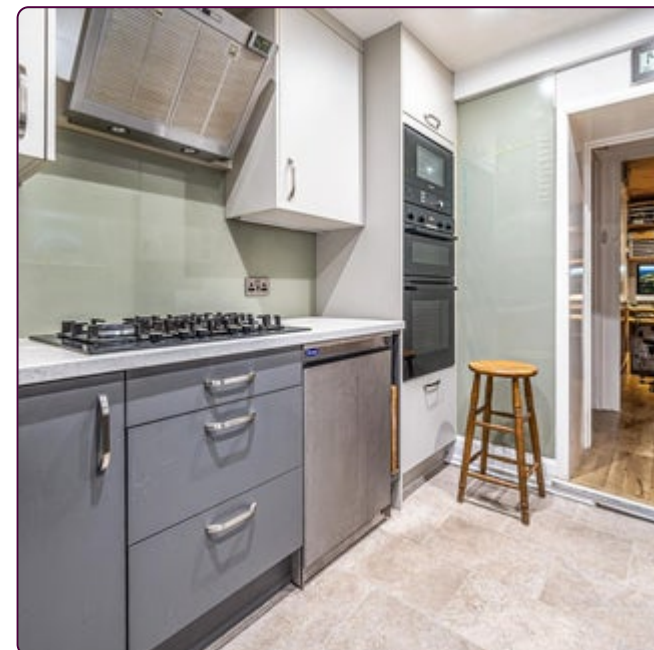
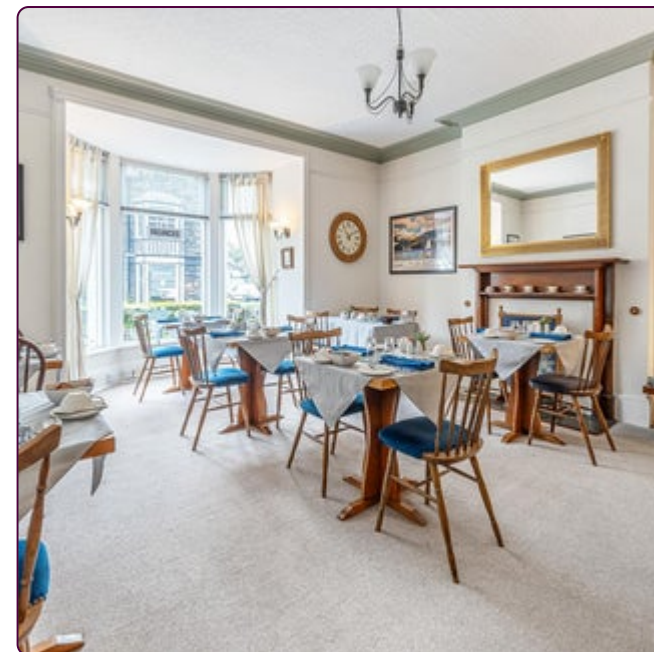
OTHER FLOORS

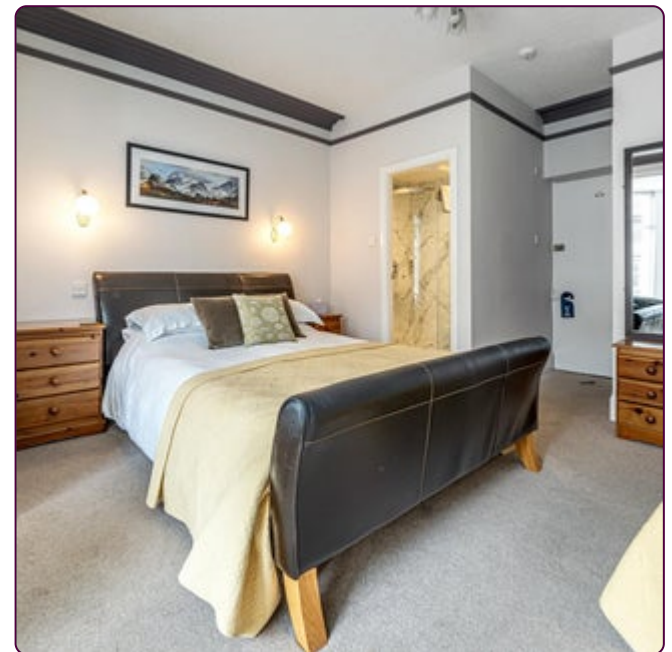
First & Second floor

- 3 x King size bedrooms with ensembles
- 1 x Family bedrooms (double + single bed) with ensembles
- 2 x Double bedrooms with ensembles
- 2 x Single bedrooms with ensuite WC and shared shower room

Lower Ground Floor

- 2 x Owners bedrooms
- 1 x Owners store room (could be utilised as additional double bedroom)
- Family bathroom with bath, shower, basin & WC





EXTERNAL DETAILS

There is a small garden area to front of the property and a private patio garden to the rear.

The current owner rents six car parking spaces for use by themselves and guests and advises that this agreement is likely to be transferable to the purchaser.

THE OPPORTUNITY

The business has been run by our clients since 1996 and has traded successfully, due to its prominent trading position, as a popular and welcoming, family run bed and breakfast guest house.

Our clients are now looking to retire and there is an opportunity for a purchaser to acquire a well established business opportunity with the option to further increase trade significantly by opening all year to meet the year round demand for well presented, well located, good quality accommodation in the central Lake District.

The hybrid planning consent also offer the new owner the opportunity to operate the business as a sole use holiday let as an alternative to the existing business model. Planning consent also allows for residential use as a primary home.

Our clients advise us that there is no onward chain.



STAFF

Our client operate the business without the assistance of staff.

TRADING INFORMATION

The current owners choose to trade the business below the VAT threshold only opening for a limited number of months each year. Year round trading would allow a purchaser to increase the turnover significantly.

BUSINESS RATES

Our client informs us that the business is currently exempt from business rates. Confirmation of this should be obtained from the local authority.





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



GRAHAM WILKINSON

Hotel Broker

T: + 44 7561 114 986

E: graham.wilkinson@christie.com

