



The Strands Hotel, Screes Inn, Brewery & Distillery

Ref: 5646577

Nether Wasdale, Nr Gosforth, Cumbria, CA20 1ET

Freehold: £1,500,000

22 en suite bedrooms across two buildings

Turnover YE 2023 - £958,683

Restaurant & lounge bars: 80 covers

3 bed owner's & 2 bed staff accommodation

Business Barrellage 2022 400+

Extensive gardens & parking: 50. Site area circa 1.2 acres. Energy Rating D & E



Originally constructed as a hotel and post house in the early 19th century, the Strands Hotel and Brewery have been comprehensively refurbished and improved by our clients during the last 17 years and now comprises of a picturesque, two storey detached inn of colour rendered stone and brick elevations beneath a predominantly pitched tiled roofline.



The Screes Inn is a traditionally constructed two storey double fronted inn of colour rendered stone elevations. The accommodation has been tastefully refurbished over the last four years and has the advantage of delightful lawned gardens and private parking.

Location

The Strands Hotel, Brewery & Screes Inn occupy a near picture perfect location within the hamlet of Nether Wasdale. The area is very popular for outdoor pursuits, being ideally located close to England's highest mountain, Scafell Pike, and nearby West Water.

Fixtures & Fittings

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



Internal Details

The Strands: an enclosed porch to main reception, archway through to public bar (60) with a centrally located distinctive wooden bar servery, beamed ceiling, natural exposed wooden flooring and a mix of free-standing and fixed seating.

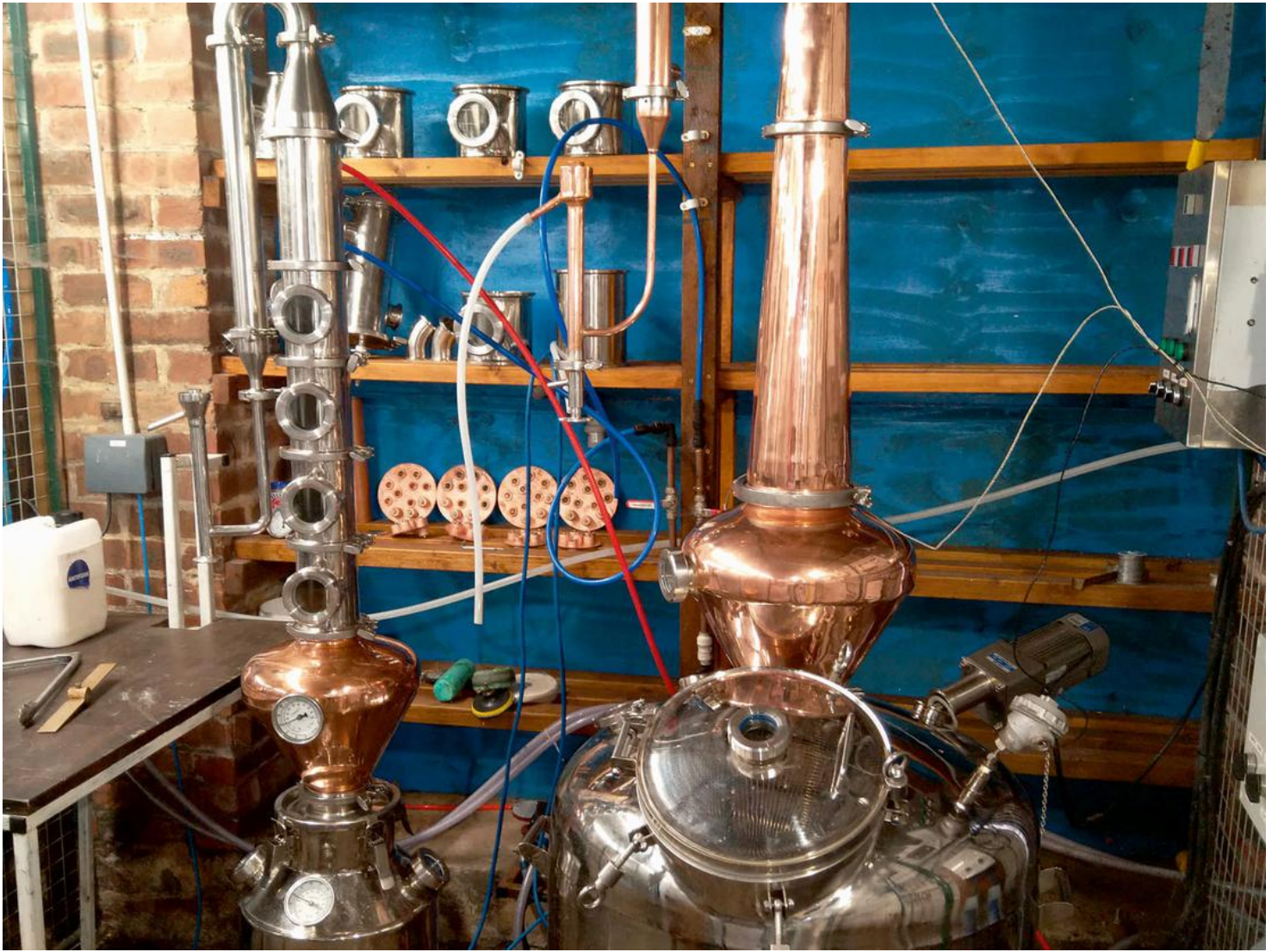
Stag room (12), breakfast room (24), bar/library (24) with feature open-grate fireplace and front bar (10).

Ancillary areas: comprehensively equipped and extended catering kitchen with new extraction system, adjacent food preparation area, dry goods store and customer toilets. Our clients installed a new oil-fired boiler system and a new sewerage treatment plant.

The Screens Inn: entrance porch to open-plan split level trade area comprising of; local's bar (12) served by a distinctive centrally located circular bar servery with stone floor, a lounge bar and dining area (50) served by a centrally located wooden top bar servery with cosy open grate fireplaces, wooden flooring and free-standing tables and chairs. A new Sewerage Treatment Plant was installed in 2016.

Ancillary areas: comprehensively equipped trade kitchen and ladies & gent's toilets.





Letting Accommodation

The Strands Hotel has 14 individually designed en suite bedrooms configured as: eight double rooms, three twins and two single rooms, all with en suite shower and/or bath.

One executive suite with en suite shower and bath.

The Screes Inn has eight well-appointed en suite bedrooms situated on the first floor, comprising five double rooms and three family rooms.

Planning Permissions

Our client informs us that planning consent has been granted for a conservatory, off the rear breakfast room, at the Strands Hotel of which initial ground works have been completed. Planning consent has also been granted for a 5 bedroom extension at the rear of the Screes Inn of which initial ground works have been completed.





External Details

Externally, the Strands hotel has the advantage of a seating area to the front of the premises, whilst the lawned beer gardens extending to the rear provide a private customer seating area. The overall site area is 0.47 acres.

The Screes Inn benefits from outbuildings, currently used for storage, good sized lawned beer gardens to both the front and rear elevation with a private car park for circa 30 vehicles. The overall site area is 0.72 acres.

Owner's Accommodation

- The Strands Hotel:
Lounge incorporating office area, private kitchen, three double bedrooms and bathroom.
- The Screes Inn:
Static Caravan to rear comprising of two bedrooms, bathroom and toilet (currently used as staff accommodation).



Trading Information

- The Strands Inn:

Net turnover to year end April 2023: £847,020 with an EBITDA of £170,846

- The Strands Brewery

Net turnover to year 31 December 2022: £111,663 with an EBITDA of £35,080

With our clients stepping back ready for retiring they are just serving food and drinks etc from the Strands Hotel and the opportunities for more revenue are there by opening the Screens as all amenities are in place ready. The onsite Brewery Shop could be developed quickly which will produce more revenue for the business.

The business has been built up over the years and ready for the new owners to reap the rewards with the right enthusiasm.

Business Rates

The total rateable value is £35,000 with effect from April 2017. Our client informs us that total business rates payable for 2023/24 are £6,081.56 which includes a 75% discount.

Staff

The hotel is run by the current owners albeit they have taken a step back more recently, together with a complement of 12 staff including two chefs, one assistant chef, two kitchen porters, four general assistants, one housekeeper and a maintenance person. The brewery employs one brewer.

The Opportunity

The properties are offered as part of a package incorporating the Strands Hotel, Screens Inn, Brewery and Distillery. The Brewery and Distillery are based in outbuildings to the rear of the Strands Hotel and produces 40 beer styles through the season, and supplied 176 barrels and 300 bottles of Gin to the business. There is also an on-site brewery shop.



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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