

FOR SALE

23 bedroom hotel located in the heart of The Lake District



THE FISHERBECK HOTEL
Lake Road, Ambleside, Cumbria, LA22 0DH

Find out more at www.g-s.co.uk

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- ✚ Traditional Lake District Hotel
- ✚ Individual En Suite Letting Bedrooms
- ✚ Lounge Bar – 14 Covers
- ✚ Restaurant / Breakfast Room with 32 Covers
- ✚ Large Basement including Staff / Owner's Accommodation
- ✚ 23 Car Parking Spaces
- ✚ Attractive Terrace providing seating for circa 50 guests
- ✚ Currently Closed For Trading



INTRODUCTION

GRAHAM + SIBBALD ARE DELIGHTED TO OFFER FOR SALE THE FREEHOLD INTEREST IN THE PROPERTY KNOWN AS THE FISHERBECK HOTEL AS SOLE SELLING AGENTS. THE FISHERBECK IS SITUATED IN A PRIME TRADING LOCATION IN THE HEART OF THE AMBLESIDE THAT IS CONSIDERED TO BE ONE OF THE MAJOR TOURIST TOWNS WITHIN THE HIGHLY SOUGHT AFTER LAKE DISTRICT NATIONAL PARK, WHICH HAS BEEN CLASSED AS A UNESCO WORLD HERITAGE SITE.

We understand that parts of the property may date back to the 17th Century with further extensions added during the Victorian era and more recently. The property, which is currently closed for trading for personal reasons, was purchased by our client in 2018 and we understand that in the region of £600,000 has been invested in carrying out considerable renovations, redecoration and other works to the property including the installation of a new heating boiler and hot water tank.

The Fisherbeck provides an ideal opportunity for an incoming purchaser / lifestyle operator given the ability to trade immediately and the excellent location of the property.

LOCATION

The property is situated on the A591 Lake Road close to Lake Windermere and Ambleside Town Centre, which is located between the other busy tourist areas of Windermere and Grasmere.

Bowness on Windermere is situated approximately 5.5 miles to the south of the property, Grasmere is 5 miles to the north, and Keswick is approximately 17 miles distant. Junction 36 of the M6 Motorway is 20 miles distant and the city of Manchester is approximately 85 miles away.



THE PROPERTY

The Fisherbeck comprises a detached 3/4 storey building of traditional construction with predominantly painted rendered elevations beneath a pitched slate tiled roof. The building has been modernised, extended and improved over the years. The property, which is approached from the A591 (Lake Road), provides access to a block paved and lined car park with space for approximately 23 cars. Beyond the car park there is an attractive courtyard area and access to the hotel entrance lobby.

We understand that parts of the main building may date back to the 17th Century with further extensions added during the Victorian era and more recently. The majority of the public areas and bedrooms are situated in this building, whilst there is a single storey extension to the front of the property that comprises four deluxe king bedrooms with patios.

PUBLIC AREAS

The property is approached via a covered entrance lobby that provides access to all of the public areas.

LOUNGE BAR/RECEPTION

The lounge bar has approximately 14 covers and benefits from comfortable seating and a feature fireplace together with modern bar servery which also forms the reception desk for the business.

RESTAURANT/BREAKFAST ROOM

The restaurant / breakfast room currently provides approximately 32 covers. The restaurant has an open plan layout including a buffet area including hot and cold stations and drinks area.

STAFF/OWNER'S ACCOMMODATION

Located on the lower ground floor of the property is a small studio comprising bedroom with an en suite shower room and a small kitchenette.

HOTEL ACCOMMODATION

The hotel has a total of 23 individual en suite letting bedrooms that are located on the ground, first and second floors of the property. Most of the bedrooms have recently been refurbished and all of the rooms, which are well presented, include a flat screen digital Freeview TV, hospitality tray, and a hairdryer.

There are a wide selection of different room types comprising:

Bedroom Type	Quantity
Deluxe Super King/Twin/Family Sun Bedrooms	3
Deluxe Super King/Twin/Family Bedrooms with Balcony	2
Deluxe Super King/Twin Bedrooms with Patio	5
Deluxe Super King/Twin/Family Bedrooms with Mountain View	2
Super King/Twin/ Family Bedrooms with Mountain View	2
Standard Family Bedrooms	2
Standard Super King/Twin Bedrooms with Mountain View	1
Standard Super King/Twin Bedrooms	2
Standard Double Bedrooms	3
Standard Small Double Bedroom	1
Total	23

ANCILLARY AREAS

The property has a wide range of back of house facilities and amenities to support the day to day running of the business including:

- Male and female WCs
- Kitchen with preparation, still and wash up areas
- Dry store facilities and cold stores
- Beer cellar with wine and spirits store
- Administration / management office
- Housekeeping and cleaning store
- Laundry and linen store
- Boiler and plant room



EXTERNAL AREAS

The property, which is approached from the A591 (Lake Road), is situated towards the rear of the plot. There is access from Lake Road to a block paved and lined car park with space for approximately 23 cars. Beyond the car park there is an attractive courtyard raised area and access to the hotel entrance lobby.

The courtyard has been paved and landscaped includes a feature ornamental pond and external seating for approximately 50 guests. Our client has created a covered seating area and a raised feature decked area with impressive far-reaching views.

PREVIOUS TRADING INFORMATION

Historic trading information can be made available to seriously interested parties upon request.

SERVICES

At the time of our inspection the property was connected to mains water, drainage, electricity and gas. (Untested)

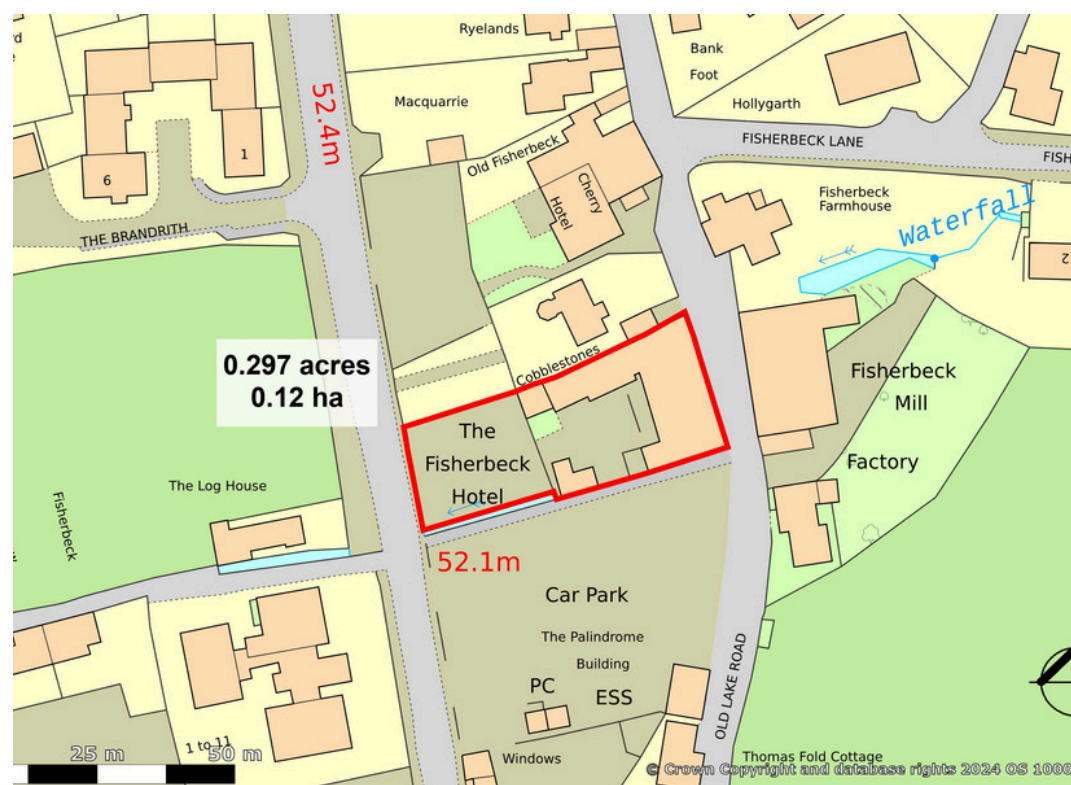
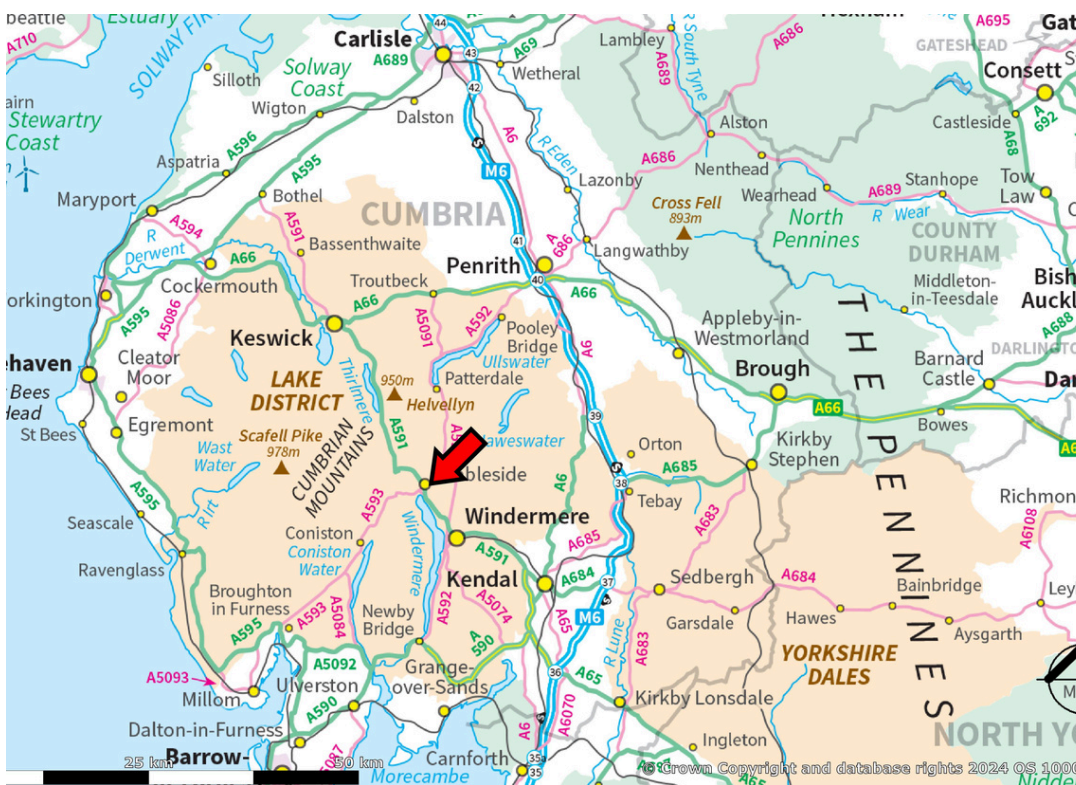
ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an energy performance certificate rating of 85 (D).









FIRE RISK ASSESSMENT

We have not been provided with an up to date fire risk assessment, although we have assumed that a suitable and sufficient Fire Risk Assessment has been carried out under the Regulatory Reform (Fire Safety) Order 2005. This assessment needs to be recorded in writing where there are five or more employees.

BUSINESS RATES

The business rates are payable to South Lakeland District Council. We understand that the rateable value for the year commencing 1st April 2023 is £30,250. Previously for the years 2021 to 2023 we understand that the rateable value was £41,500.

TENURE

Freehold

PLANNING

We understand that the property has a valid consent for its current use. Prospective purchasers should make their own enquiries of the local planning authority to confirm compliance with statutory requirements.

LICENCES

We understand that the property trades with the benefit of a premises licence and a wedding licence.

FIXTURES FITTINGS + EQUIPMENT

We are advised that all of the fixtures, fittings and other items associated with the running of the business will be included in the sale, with the exception of any items that might be leased or on finance, details of which can be provided on request. Prospective purchasers should satisfy themselves that that all equipment is in full working order before completion.



ASKING PRICE/SALE STRUCTURE

Offers are invited in the region of £2,000,000 for the freehold interest in the property by way of an asset sale.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable at the prevailing rate where applicable. Prospective purchasers should consult their accountant/ solicitor for professional advice in this respect.

DATA ROOM

Further information including limited historic trading data and property information is held within a dedicated online data room. Access will be provided to seriously interested parties upon request.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly via a prior appointment through the owners sole agents Graham + Sibbald. Under no circumstances should any party make a direct approach to the business, the staff or the management of the hotel.

To arrange a viewing please contact:



Martin Davis

Martin.Davis@g-s.co.uk

07840 022 259



James Williamson

James.Williamson@g-s.co.uk

07717 361 856

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices.

Date published: June 2024

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