

**FOR SALE**

Victorian eight bedroom guest house located in the heart of Ambleside



**CLAREMONT HOUSE**

**Compston Road, Ambleside, Cumbria, LA22 9DJ**

Find out more at [www.g-s.co.uk](http://www.g-s.co.uk)

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- ✚ Traditional Victorian Lake District Guest House Property
- ✚ Eight Individual En Suite Letting Bedrooms / Studios
- ✚ Large Basement including Staff / Owner's Accommodation
- ✚ Front Garden & Rear Terrace
- ✚ £80,000 has been spent by our client over the last year on refurbishment and redecoration projects



## INTRODUCTION

GRAHAM + SIBBALD ARE DELIGHTED TO OFFER FOR SALE THE FREEHOLD INTEREST IN THE PROPERTY KNOWN AS THE CLAREMONT HOUSE AS SOLE SELLING AGENTS. CLAREMONT HOUSE IS SITUATED IN A PRIME TRADING LOCATION IN THE HEART OF AMBLESIDE TOWN CENTRE 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.

Claremont House 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 A593, Compston Road in Ambleside Town centre close to Lake Windermere and between the other busy tourist towns of Windermere and Grasmere.

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

## THE PROPERTY

Claremont House comprises an end of terrace 3 / 4 storey building of traditional construction with stone elevations beneath a pitched slate tiled roof. The building has been modernised, extended and improved over the years.

The property which was built in the Victorian era was purchased by our client in 2022 who has informed us that they have invested in the region of £80,000 carrying out considerable renovations, redecoration and other works to the property.

The property, which is approached from the A593 (Compston Road), has on street parking and public car parks located close by.



## **PUBLIC AREAS**

The property is approached via a covered entrance lobby that provides access to all floors via a staircase.

## **BREAKFAST ROOM**

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

## **LETTING ACCOMMODATION**

The property provides a total of eight individual en suite letting bedrooms / studios 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 well presented rooms include a flat screen digital Freeview TV, hospitality tray, a hairdryer and a small kitchenette.

## **STAFF/OWNER'S ACCOMMODATION**

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

## **ANCILLARY AREAS**

First floor laundry room / housekeeping store.

Second floor preparation kitchen for use by guests and staff.

## **EXTERNAL AREAS**

There is a small front garden and a small rear terrace that can be accessed from Room 2.

## **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)

## FIXTURES, FITTINGS + EQUIPMENT

We are advised that all of the fixtures, fittings, equipment and other items associated with the running of the business will be included within the sale, save for any items that might be leased on finance. All appliances are untested and the purchaser should satisfy themselves that all equipment is in full working order prior to completion.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an energy performance certificate rating of 60 (C).

## 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.

## 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 £7,000. Previously for the years 2017 to 2023 we understand that the rateable value was £7,900.

## 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.

## TENURE

Freehold



## ASKING PRICE/SALE STRUCTURE

Offers are invited in the region of £750,000 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 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.

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