

A large, three-story white building with a dark slate roof and a prominent chimney. The ground floor features a stone wall and a covered porch with arched windows. The upper floors have multiple windows with dark frames. The building is surrounded by lush green trees and a clear blue sky with scattered clouds.

BURN HOW GARDEN HOTEL

Bowness-on-Windermere, Windermere, LA23 3HH

Ref: 6445240 | Freehold £1,995,000 (Offers Invited)

A unique opportunity to acquire and develop a significant property nestled in the centre of Bowness-on-Windermere and just a few minutes' walk from the Lake.

INTRODUCTION

The Burn How Garden Hotel offers an unrivalled opportunity. It is just a gentle stroll to the promenade and Lake Windermere, giving easy access to the water with lake cruises, boat hire and water sports all readily available. The village of Bowness offers visitors a fantastic choice of over 50 restaurants, bars, artisan food outlets and a great range of shopping opportunities to meet the needs of the wide mix of visitors that visit one of the most iconic destinations in the UK.

Set in mature grounds, the opportunity is made up of the original Victorian Country House which includes all the public areas, including the reception, lounge, bar and restaurant. The guest rooms are contained in a more recent extension that includes ground floor and first floor bedrooms. The hotel also includes 10 individual detached Garden Lodges, each with private patio and parking space at the door.

The hotel was acquired by the current owners fifty years ago and having welcomed guests from all over the world, they are now looking to retire and are offering the opportunity to buyers looking for a fresh approach to exploit the opportunity and location and develop the property and the business further.

The operational format of the current business is accommodation on a bed and breakfast basis however the opportunity exists for a new owners to develop the food and beverage operation further, to offer functions and weddings or to develop further guest rooms.

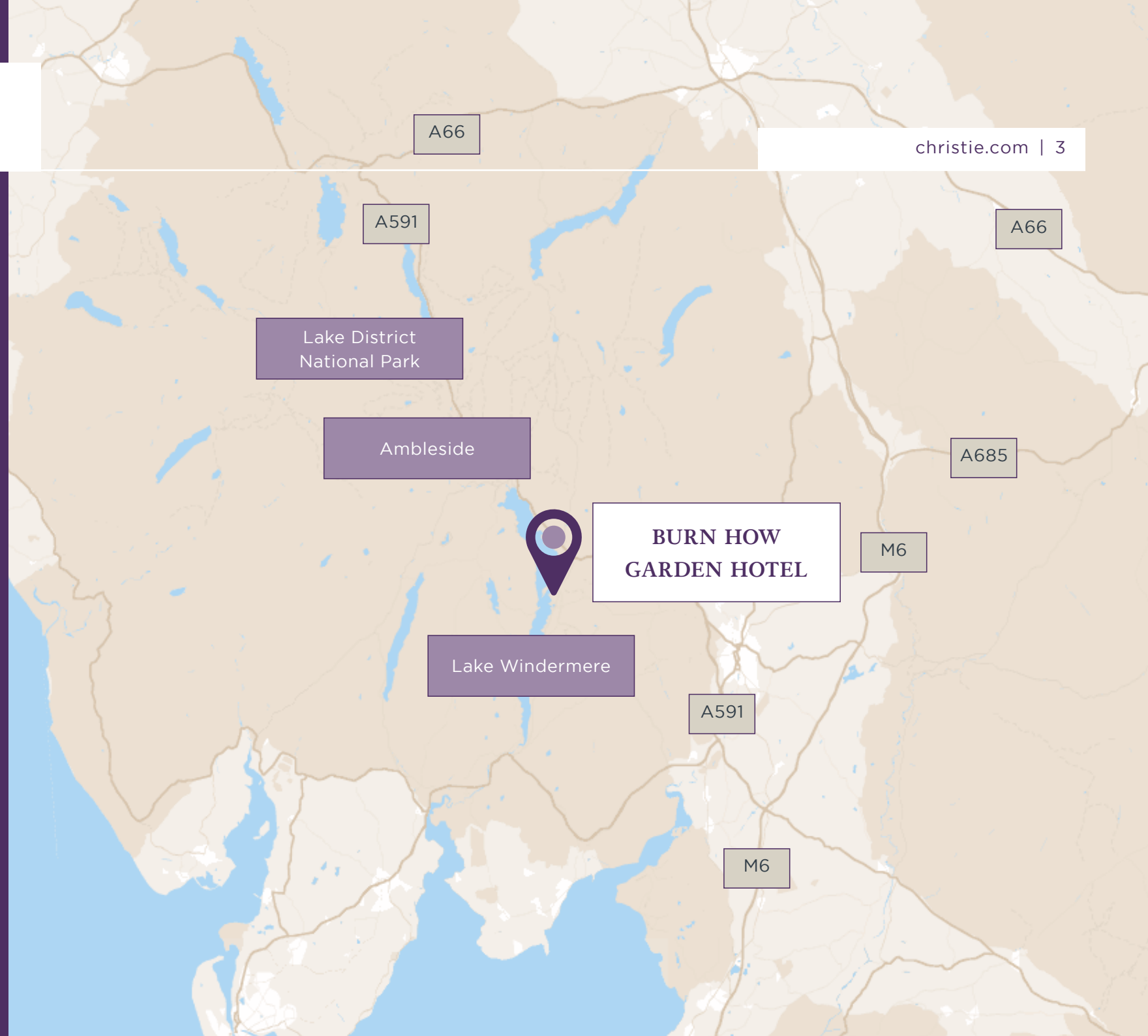


LOCATION

Burn How Garden Hotel is well located in Bowness-on-Windermere, in the heart of the Lake District National Park and UNESCO World Heritage Site, an area that receives over 18 million visitors per year and just a two-minute walk from the shores of Lake Windermere, England's largest lake, and the popular and bustling tourist destination of Bowness-on-Windermere popular with both domestic and international visitors all year round, drawn by the beautiful scenery, rich heritage and excellent food and drink offering.

The Burn How Garden Hotel is also an ideal base from which to explore the popular villages of Grasmere, Hawkshead and Ambleside and is ideal for those wanting to get out and enjoy the great outdoors.

The location is ideal for those arriving by car, being just 20 minutes from the M6 and a short taxi ride from Windermere Station where the local train connects to the West Coast main line at Oxenholme providing direct links to London, Glasgow and Edinburgh and direct services to Manchester International Airport.



LETTING ROOMS

The hotel features 18 well-appointed large ensuite Garden Lodges and Garden Rooms all with their own external entrance and parking.

The breakdown of the rooms is as follows:

Room Type	Number Of Rooms
Detached Garden Lodges with private balcony	6
Detached Family Lodges with outside seating area	4
Ground Floor Garden Rooms with private patio	4
First Floor Garden Rooms with private balcony	4





PUBLIC AREAS



The public areas are located within the main building on the estate and include, guest reception, a resident's lounge, bar and restaurant.

A new owner is likely to consider this part of the estate to be currently underutilised and, as such, offers the purchaser the opportunity to add significant value and revenue.

The restaurant offers 50 covers and benefits from views across the garden.

The bar is complemented by a comfortable lounge area, overlooking the gardens, where guests can relax over a drink or suitable for informal dining (30 covers).

Customer toilets, large, well-equipped commercial kitchen, ancillary areas, store, staff room, office and wine and beer cellar are all provided within the main building.





EXTERNAL DETAILS

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The hotel is set in 1.5 acres of award winning Thomas Mawson gardens and is positioned beautifully to offer an oasis in the middle of bustling Bowness.

The hotel benefits from ample parking (one space per guest room) with the Garden Suites and ground floor Garden Rooms having parking directly outside the door (motel style).

The hotel enjoys two different entrances at either end of the property.



THE OPPORTUNITY

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Our clients have owned and operated the business for 50 years. The hotel is now for sale to allow the family to retire from the business.

Our client recognises the fact that the UK hospitality sector along with guests' needs and expectations have changed during their extended period of ownership and they are keen to find a purchaser who has a vision and enthusiasm for the future of the Burn How and is able to take advantage of the unique and exciting opportunity.

The opportunity also exists for the purchaser to acquire, by separate negotiation, the adjacent detached Victorian property, set in its own grounds and with its own driveway and private parking, that is currently utilised to provide a further eight ensuite guest bedrooms and staff accommodation.

TRADING INFORMATION

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The sale of the Burn How Garden Hotel is presented as an asset sale including the land and property as detailed above.

The business benefits from strong leisure bookings throughout the year and receives a high percentage of international guests.

The hotel's excellent location close to the shores of Lake Windermere and the main promenade at Bowness-on-Windermere is a key feature and this along with the comfortable accommodation and warm welcome means that the business benefits from excellent reviews and a high level of repeat bookings and word of mouth recommendations.

Further information available on request.



ADDITIONAL INFORMATION

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SERVICES

The property is connected to mains gas, electricity, water and drainage.

FIXTURES & FITTINGS

Fixtures and fittings are included with the exception of items personal to our client.



KEY HIGHLIGHTS

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Existing business with exciting development opportunities



Strong operational enhancement potential



18 individually presented garden rooms all with ensuite facilities



Public areas currently include reception, guest lounge, bar and restaurant



Two minutes' walk from the shores of Lake Windermere and the popular village of Bowness-on-Windermere



Set in mature gardens with ample car parking



Excellent trading location for domestic and international guests



First time to the market in over 50 years



CONTACT



GRAHAM WILKINSON

Senior Business Agent

T: +44 (0) 7561 114 986

E: graham.wilkinson@christie.com

CONDITIONS OF CHRISTIE & CO

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DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once 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. Please note, all images used in this Information Memorandum is for design intent only.