

Freehold Hotel/Inn For Sale

Rusland Pool, Nr Newby Bridge,
Cumbria, Lake District, LA12 8AA

- Prominent Roadside Lake District Hotel/Inn
- 18 Well Appointed En Suite Letting Rooms
- Ground Floor Bar Restaurant With 100 Covers
- Car Park (35), Beer Patio, Children's Play Area
- T/O In The Region Of £770,000 for Y/E Oct 2023
- Serious Scope to Develop

Guide Price of £1,250,000

BradleyHall



LOCATION

Located in the Lake District, which is probably one of the most sought after, visited and stunning locations in the UK. The property occupies a prominent position by the side of the busy A590 road linking the M6 to the Southern end of Lake Windermere. It is close to the village of Greenodd and offers good access to lakes region.

DESCRIPTION

A detached property extending to two storeys under pitched roofs with colour washed elevations and single storey extensions to the side and rear. There is parking for approximately 35 cars, a beer patio offering seating on 20 picnic benches and a small field housing a children's play area.

The business is long established and offers excellent scope to develop trade and potentially extend the building subject to gaining the relevant planning permissions. Our client is not hands on in the business and there is clearly scope to push trade much harder and manage costs more closely with a more hands on and focused management team in place.

ACCOMMODATION

Internally, on the ground floor there is a small reception which offers access to the restaurant and bar areas. Food is served throughout these spaces with up 100 covers on offer. This enables them to close of certain areas during the quieter months and also offer separate spaces for functions and private dining.

Ancillary accommodation at this level includes two sets of ladies and gentlemen's customer toilets, prep areas, upland beer store, storage and catering kitchen equipped with a range of stainless-steel fittings.

The hotel offers 18 en-suite rooms with the majority of which are located on the first floor. This includes 3 family rooms and 12 twin/doubles. There is also a two bedroom managers/owners flat comprising lounge, kitchen and bathroom. Additionally there are 3 ground floor double/twin en suite rooms all with separate externally access to the side

We are advised the total useable internal space is 964 square meters.

EPC RATING

EPC Rating of D



Car Parking For Up To
35 Cars On Site



3.6 miles from Newby
Bridge



RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £32,750 and the estimated rates payable for the current year is £16,342. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

TERMS

Freehold sale by private treaty.

IMPORTANT NOTICE

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1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

VAT

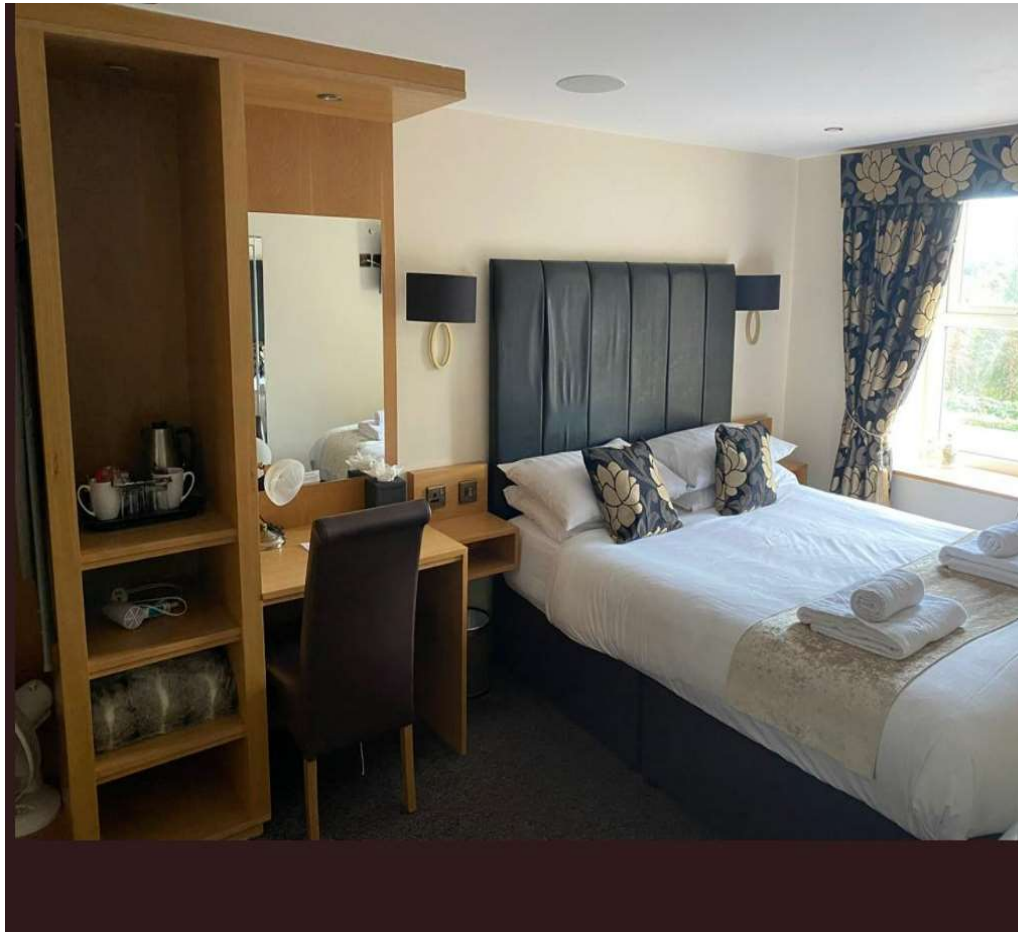
All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identity of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



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