

Sales Particulars



Outstandingly Successful Family Run Hotel with further potential to grow

Cumbria (Confidential Sale) Ref: HG 117



Price

Freehold and Business: Offers circa £2,600,000

Business: This family run Hotel provides an ideal venue for a business stay as well as visiting many local attractions such as Duddon Valley, local beaches, Furness Abbey and the Lake District. South Lakes Wild Animal Park is literally 'just up the road'

The Hotel has been operated by the owners for over 25 years who have built up this successful business and is regarded as one of the best establishments of its type in the South Lakes.

The Hotel has comfortable and attractive accommodation which is designed to suit everyone's needs from corporate guests and independent travellers to families and couples. They offer a warm welcome, friendly service and comfortable surroundings. The hotel has ample free car parking on site and guests have reduced entry cost to Nuffield Health Fitness & Wellbeing Centre



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nearby. The Hotel stands in some 1.4 acres with 40 designated Car Parking Spaces.

Licensed for civil ceremonies, the beautiful Pinfold Room provides a perfect and intimate setting for weddings or civil partnerships and is undoubtedly one of the most popular venues in the area. The Hotel has 25 bedrooms all completed to a very high standard of comfort and there is planning consent for a further 5 bedrooms.

The hotel provides excellent facilities for:

- Meetings / Conferences
- Formal Dinners
- Christening & Naming
- Funerals
- Retirement Parties
- Special Occasions
- Christmas
- Weddings
- Special Celebrations

This is an all year round business and with blue chip employers in the area such as Vickers, Kimberley Clark, Centric & British Energy ensuring the Hotel Accommodation is always fully booked in advance.

Notes:

- The owner will consider to an agreed handover period with the Purchaser.
- This business will appeal to Hotel Chains who are looking to extend their brand into the South Lakes particularly as it has planning consent for a further 5 bedrooms
- It will also appeal to experienced Hoteliers who are looking for a business that has a Wedding License which will also generate revenue streams from a number of sources.
- The business has an Internet web site that also generates sales enquiries

Location: South Lakes, Cumbria

Financial Details:

Annual Sales: £788,000

Accounts: Will be made available once the business has been viewed.

Tenure:

Freehold

Rates: £21,000 per year

Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **0333 1234 311** let us know when you would like to visit and we will make the arrangement.



Offers: All offers are for the freehold, goodwill, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

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