



Colliers

FOR SALE

ROTHAY GARTH HOTEL
ROTHAY ROAD, AMBLESIDE, LA22 0EE

£1,275,000 – Freehold

SUMMARY

- Highly successful Lakeland hotel situated in a prime honeypot location
- 16 en suite letting bedrooms trading on B&B basis
- 1 bed owner's apartment, with private access and beautiful fell views
- Surrounded by pretty gardens, private car park for 19 cars
- 2020 Turnover of £197,045

The Rothay Garth Hotel occupies a prime trading location within one of the main honeypot villages in the Lake District National Park, overlooking the bowling green and tennis courts and provides breath taking views towards the glorious Lakeland fells and mountain scenery. This beautiful Lakeland stone property is nicely set back from the main road which runs through Ambleside and offers easy access to Lake Windermere and surrounding attractions in the village. The owners choose to run this profitable business on a B&B basis with 16 smart, en suite letting bedrooms, a comfortable lounge and large conservatory breakfast room which is surrounded by pretty gardens. The owners also have the benefit of an adjoining apartment with fell and mountain views.

Located at the northern end of Lake Windermere – England's longest lake – Ambleside is one of the best-known villages in then Lake District National Park and attracts many thousands of visitors each year. Framed by glorious fells much loved by Alfred Wainwright, the area is a mecca for tourists drawn by the glorious views from the fell tops. Rothay Garth Hotel is ideally placed for those visiting the Lake District National Park offering a tranquil oasis in an often, very busy Lake District.

The current owners have undertaken a significant amount of work during their time here, including the redecoration and upgrading of many of its individual en-suite letting rooms and public areas and choosing to trade them on a bed & breakfast basis. It is however a versatile proposition, with one of its previous owners having historically operated it as a very successful small hotel and restaurant catering for a mix of domestic and international clientele, mainly on short breaks. For such trade, the conservatory comes in to its own, providing capacity for both residents and passing trade. The business will therefore appeal



to both commercial and lifestyle buyers and it can easily be operated in a style to suit personal requirements of an incoming owner, but due to personal circumstances, the business is now being offered for sale.



THE PROPERTY

Rothay Garth is of attractive and detached construction in Lakeland stone and slate with contemporary extension. The accommodation is on the ground and two upper floors with basement cellars.

PUBLIC AREAS

A canopied porch entrance leads into the hallway and reception area with front desk. There is an original Victorian conservatory which seats around eight with aspects over the tennis courts and bowling green. There is a well-presented lounge with feature fireplace and attractive bay window overlooking the front lawns and garden. The breakfast/dining room seats around 32 and is contained in part within the splendid conservatory extension and lofted panelled ceiling.

LETTING BEDROOMS

There are 16 en suite letting bedrooms which are located to the ground, first and mezzanine floors. All of the rooms have been individually decorated with modern en suite bathroom and shower rooms with flat screen TVs and tea and coffee making facilities.



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OWNERS' ACCOMMODATION

The owners have the benefit of a ground floor apartment which has separate access and comprises of lounge, double bedroom with French doors and views to the fells beyond, bathroom and WC.

SERVICE AREAS

Fully equipped commercial and domestic kitchen with stainless steel equipment and extraction. Separate storeroom, laundry room, outdoor freezer and stores. Small office behind reception.

OUTSIDE

The hotel fronts the main road with pretty lawn gardens which are floodlit. Gardens with rockery, pond and waterfall feature to one side. To the other side is a tarmac private car park with spaces for around 19 vehicles.

SERVICES

South Lake District Council at Kendal (01539) 733333.

Mains gas, electricity, water and drainage. Gas-fired central heating.

LICENCE

Premises Licence

WEBSITE

www.rothay-garth.co.uk

IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.





TRADE

Profit and Loss accounts as prepared by the owners Accountant for the 11-month period ended 31 March 2020 show (net) turnover of £197,045 on a bed and breakfast model.

Further trading information and accounts can be made available to any seriously interested parties after viewing.

PRICE

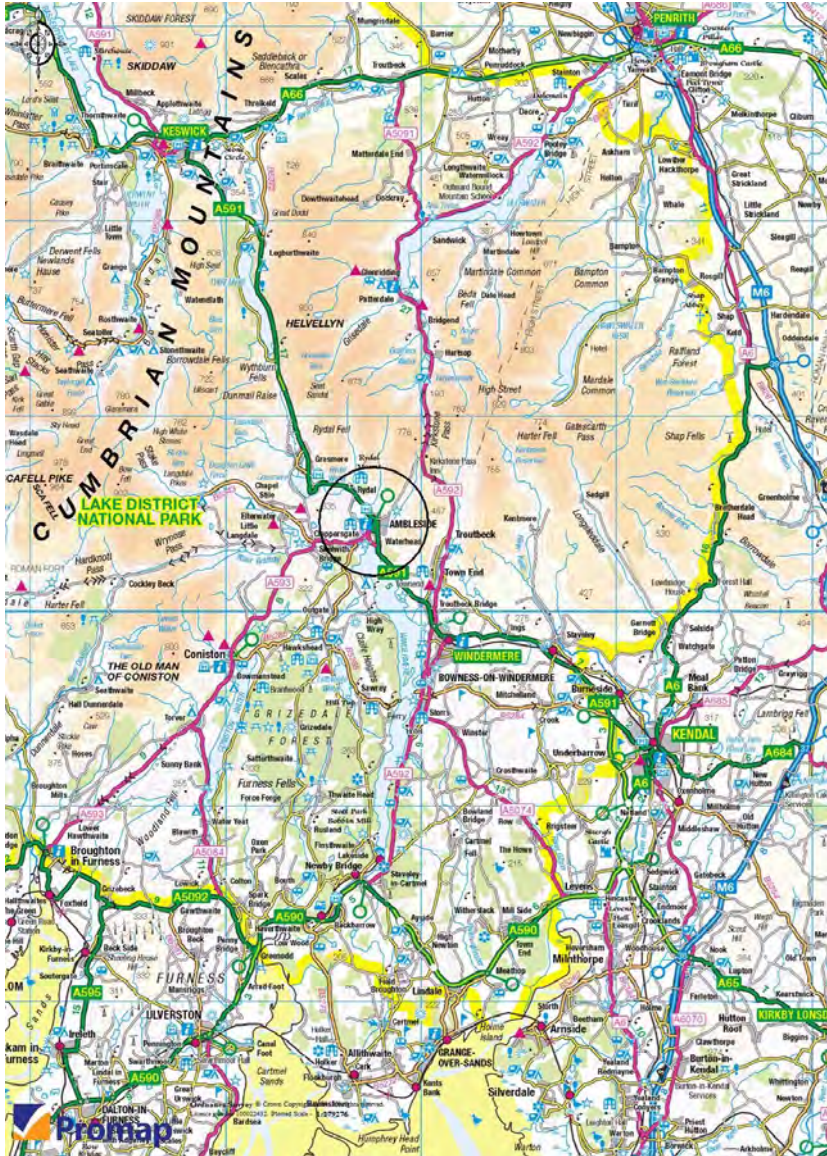
Offers of £1,275,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.



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TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

DIRECTIONS

Leave the M6 Motorway at J36 (A590/591). At the roundabout, turn left at the A590 and continue passing the signs for Kendal, through Windermere and into Ambleside. On entering Ambleside, take the left turn into Borrans Road and follow this road around through the village and into the one-way system. Rothay Garth Hotel is located on the right-hand side, opposite the bowling green.



More energy efficient



FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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Disclaimer

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