

# Virginia Cottage

Kendal Road, Bowness-on-Windermere, LA23 3EJ

Colliers



## For Sale

- Lovely period Lakeland guest house
- 11 individually-styled en suite letting bedrooms
- Separate 2 bedroom owners' cottage
- £193,930 net T/O with solid profits

### Contact Us

Viewing is strictly by appointment through Colliers

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**Offers around £265,000 - Leasehold**

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Virginia Cottage occupies a superb trading position in the wonderful and picturesque village of Bowness-on-Windermere in the heart of the Lake District National Park. Held on a secure commercial lease, Virginia Cottage can readily operate on an all year-round basis and benefits from 11 individually-styled en suite bedrooms, all appointed to a very high standard. These are complimented by superb owners' accommodation in the form of an attached 2 bedroom cottage, allowing the owners to benefit from a very comfortable house of their own. Being established for over 40 years, the business benefits from much return and recommended trade and solid turnover and profitability.

Bowness is one of the best-known villages in the Lake District National Park, which attracts many thousands of visitors every year. Virginia Cottage is only a few minutes' walk from picturesque Bowness Bay and is ideally suited to provide accommodation for visitors being on one of the main routes into the village. For the seasoned walker, the central fells beloved by Alfred Wainwright provide an excellent variety and challenge. The many lower paths and lakeside walks offer a less energetic alternative while the many local attractions and country houses are all close by.

The present owners acquired Virginia Cottage in 2013 and during their ownership they have significantly invested in the upgrading the guest house, replacing en suite bathrooms as well as upgrading the bedrooms and public areas. Hand in hand with these improvements has been the replacing of much of the carpets and soft furnishings and complete redecoration. The present owners choose to operate on a ten and a half month trading year allowing them to achieve significant levels of turnover and profitability.

Having enjoyed their years at Virginia Cottage, the owners are now looking to retire from the business

## The Property

Of rendered construction and under a pitched local slate roof, the accommodation is laid out on ground and two upper floors while the owners' cottage is on two floors.

## Public Areas

Panelled reception. Residents' lounge, a delightfully comfortable room being panelled and with beamed ceiling. Breakfast room to seat 22 with two feature fireplaces and part beamed ceiling.

## Letting Bedrooms

11 letting bedrooms to sleep 22. All double rooms including 6 x four poster rooms, 2 x deluxe rooms and one suite with its own sitting room. All have central heating radiator, flat screen TV, fridge and tea and coffee making facilities.

## Service Areas

Excellent fitted kitchen with a comprehensive range of units, canopy and extractions and fluorescent lighting. Utility area with stainless steel double sink unit. Office having a beamed ceiling and store.

## Outside

Small forecourt area. Side access to rear yard and store.



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## Owners' House (3 Crown Villas)

The owners benefit from a private adjacent house, held on an Assumed Shorthold Tenancy. This cottage comprises of lounge, dining area, kitchen being fully fitted with a comprehensive range of fitted units and recessed lighting. Two first floor bedrooms, both with fitted wardrobes and house bathroom with three-piece suite and over bath shower. The cottage has its own external gardens laid to lawn with decking.

## Services

South Lake District Council at Kendal (01539 733333).

Mains water, drainage, electricity and gas. Gas-fired central heating with separate system to both Virginia Cottage and 3 Crown Villas.

## Website

[www.virginia-cottage.co.uk](http://www.virginia-cottage.co.uk)

## Trade

Certified accounts as provided by the owners' accountants show (net of Flat rate VAT) turnover of £193,930 for the year ended 31 March 2019 based on a 48 week trading period.

Full trading information can be made available to any seriously interested parties after viewing.

## Lease

Virginia Cottage is held on a Secure Landlord and Tenant Act, 21 year lease from October 2013 on a Full Repairing and Insuring basis at a current rent of £20,516 per annum.

3 Crown Villas is held on a separate Assured Shorthold tenancy at a rent of £6,360 per annum.

## Price

Offers around £265,00 are invited for the leasehold complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

## Finance

Colliers 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.

## 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.

## Directions

Leave the M6 Motorway at J36 and travel northwest signposted Kendal & Windermere (A590/591). Continue along the A591 turning in to Windermere Village. Continue through the village and down to Bowness. At the mini roundabout at the bottom of Bowness Hill, continue across towards the lake. Take the first left hand turn opposite the church on to Kendal Road and Virginia Cottage is situated about 100 yards on the left.

## Further Information

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



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