

THE BAY HOUSE

FALLBARROW ROAD, BOWNESS-ON-WINDERMERE, LA23 3DJ



FOR SALE

- Attractive leasehold guest house with views across Bowness Bay
- 6 delightfully appointed en suite letting bedrooms
- Self-contained 1 bedroom apartment for owners
- Trading at £66,373 - below VAT threshold on B&B only

Offers around £165,000 – Leasehold

CONTACT US

Viewing is strictly by appointment through Colliers.

Haydn Spedding

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www.colliers.com/uk/hotels



INSERT PROPERTY DETAILS

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The Bay House is situated in the Low Fold area of Bowness which has some of the oldest buildings in the village and is steeped in character with stone built cottages and narrow streets, yet this charm and tranquillity is only a few hundred yards from the village centre. Facing The Royal Windermere Yacht Club, The Bay House was probably built around 1860 by well-known local builders Pattinson and in the 1880s was known as Crown Villas and occupied by a local boat builder. In the 1980s it became five flats but shortly afterwards was converted back to guest house use with the owners' accommodation converted from former stable and hay loft behind. With delightful views across the southern sweep of Bowness Bay and the wooded fells beyond, The Bay House has six en suite letting bedrooms complimented by attractively presented and self-contained owners' accommodation.

Bowness Village dates originally to the 11th Century when the Vikings settled here and one of the Viking chiefs named the lake "Vindand's Mere". Before the arrival of the railway, Bowness was only a group of fishing cottages but when the railway made travelling to the Lake District much easier, so the tourists flooded in and they have never stopped even though most now come by car with the help of the modern M6 Motorway. Windermere – England's longest lake at 10.5 miles long – is at the centre of the Lake District National Park, offering glorious views out across the southern fells which beckon for a long walk of a shorter stroll. With so much to see and do, the local restaurants enjoy excellent support feeding all of these hungry visitors in this delightful corner of England.

The Bay House was acquired by the present owners in 2013 and during their ownership, they have significantly upgraded the property including replacing the kitchen, refurbishing the dining room and replacing four of the en suites, but the complete renovation of the owners' accommodation has certainly made the most noticeable change to this wonderful

house. Hand in hand with this work, the owners have re-decorated and replaced most of the furnishings and carpets as well as establishing a very strong and profitable business. Having enjoyed their years at The Bay House, the owners are now looking to move to a new challenge.

THE PROPERTY

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

PUBLIC AREAS

Entrance hall. Inner hall and separate lounge area. Feature bay window and slate floor.

LETTING BEDROOMS

6 letting bedrooms to sleep 12 (1 twin and 5 double rooms).

One double has an en suite bathroom while the remaining have en suite shower rooms.

All letting bedrooms have central heating radiator, flat screen colour TV, hairdryer and tea and coffee making facilities.

OWNERS' APARTMENT

The owners have the benefit of a separate and self-contained apartment comprising of hallway/laundry with tiled floor, lounge and first floor double bedroom with en suite shower room.

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SERVICE AREAS

Kitchen being fully fitted and having a tiled floor and walls. Fluorescent lighting and canopy and extraction. Workshop and storage to the lower ground floor area.

OUTSIDE

Small forecourt and shared side vehicular access.

SERVICES

South Lakeland District Council at Kendal (01539) 733333. Mains water, drainage, electricity and gas. Gas-fired central heating.

WEBSITE

www.bayhousebowness.co.uk

LEASE

The present lease has recently expired. The freehold owners have indicated that they would prefer to grant a new lease direct to the new buyers of the business. They have indicated that the length of term can suit the new owner.

The current rent is £958.33 per calendar month on a Full Repairing and Insuring basis.

LEASE ASSIGNMENT

Please note that the purchaser will be responsible for the Landlord's fees in respect of drafting the new lease.

Each party will be responsible for their own legal costs in respect of the sale and purchase of the business assets.

TRADE

Certified accounts from the owners' Chartered Accountants in the form of a Trading and Profit and Loss Account show for the year ended 31 March 2019 from (not VAT registered) turnover of £66,373.

Further trading information can be made available to interested parties following a viewing.

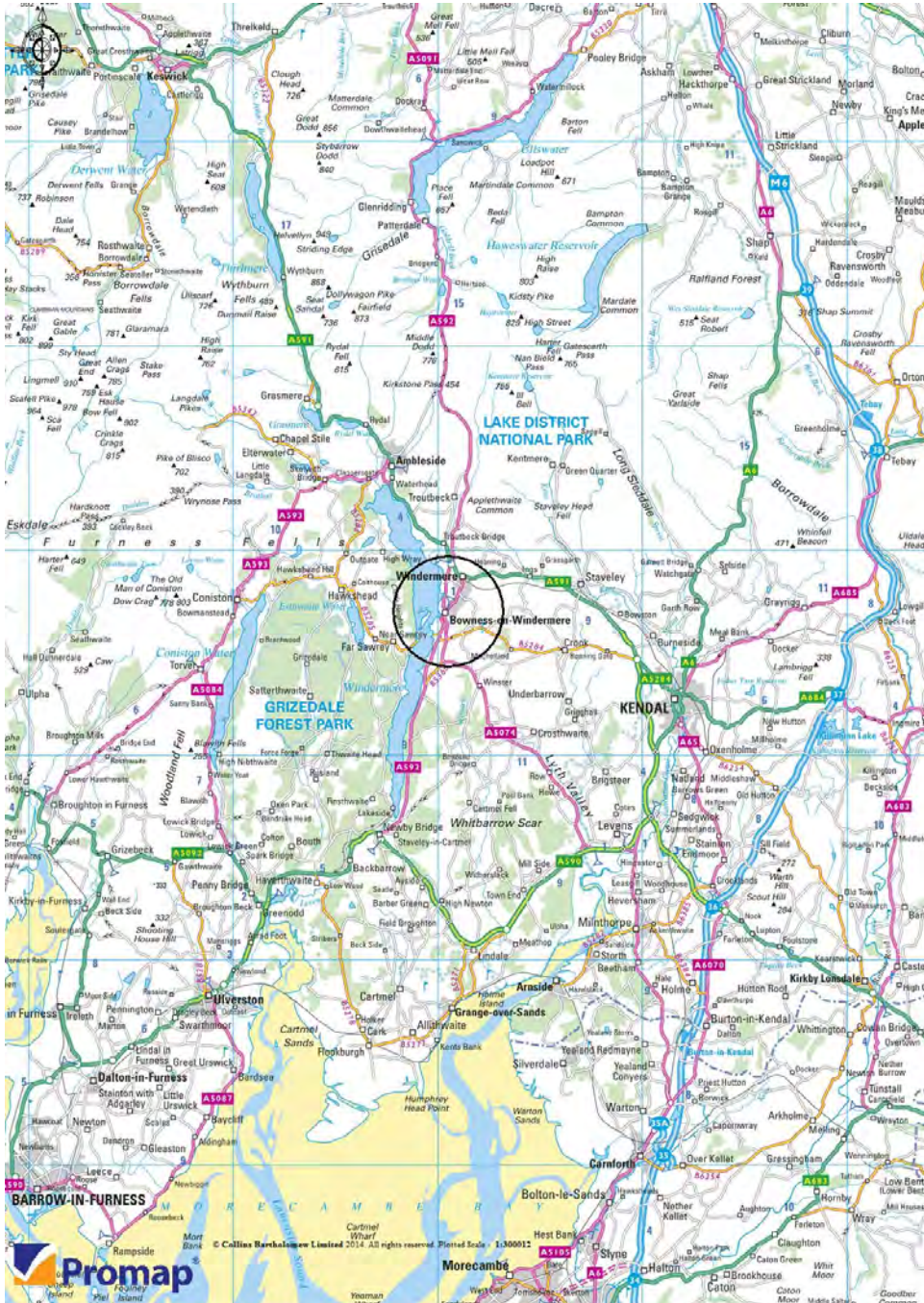
PRICE

Offers around £165,000 for invited for the lease complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.



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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.

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.



FURTHER INFORMATION

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



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