

# Heidi's Grasmere Lodge

Red Lion Square, Grasmere, LA22 9SP

Colliers



## For Sale

### Contact Us

Viewing is strictly by  
appointment through Colliers

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[Colliers.com/uk/hotels](https://colliers.com/uk/hotels)

- Iconic Bed & Breakfast and café in a honeypot central village location
- 5 individually styled en suite bedrooms including three with balconies
- 28 cover beautifully styled tea shop
- £352,582 net T/O with solid profits

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

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Reputed to have been built around 1850 as a Temperance Hotel, the property was known as the Harewood Hotel for a great many years, its ground floor becoming a well-known tea shop in the 1960s and extended in 1969. In recent times, the property has continued to trade as a very successful tea shop with the whole of the upper floors re-configured to provide 5 really top-class bedrooms, two of which have wonderful balconies overlooking the village and one with a Juliet balcony. In recent times, the business has been very successfully operated under management as one of the most well-known businesses in the Lake District.

Heidi's takes advantage of the exceptionally long season which has always been part and parcel of the Lake District National Park. Grasmere itself attracts many thousands of visitors throughout the year and particularly those seeking to see Wordsworth's home or enjoy Sarah Nelson's excellent gingerbread from her little shop by the church. Over Kirkstone lies Thirlmere and Keswick beyond while to the south lies Ambleside and the head of Lake Windermere. To the east and west lies Ullswater and the Langdale Fells respectively, all well-known places for glorious walks or just a stroll by the lake, whatever the time of year.

The present owner acquired Heidi's in 2018 and during his ownership has significantly upgraded the business, replacing the emergency lighting, re-fitting the kitchen and redecorating and replacing the soft furnishings. The letting bedrooms are now some of the best in the village and command excellent tariffs and occupancy. With changing family circumstances, the owner is now offering Heidi's for sale, giving a new owner the opportunity to acquire one of the Lake District's most well-known businesses.

## The Property

Built in traditional Lakeland style with stone walls and pitched slate roof, the accommodation is laid out on ground and two upper floors.

## Public Areas

Tea shop/café to seat 28. Feature window, beamed ceiling and servery. Separate side hallway for residential guests with understairs store.

## Letting Bedrooms

5 letting bedrooms to sleep 10. All are very spacious and individually-styled.

Bedroom 1 – Double with en suite bathroom with bath and shower. Large balcony.

Bedroom 2 – Double with en suite bathroom with bath and shower.

Bedroom 3 – Double with en suite bathroom with bath and over bath shower.

Bedroom 4 – Double with en suite bathroom with separate shower. Juliet balcony.

Bedroom 5 – Double laid out as a suite with lounge area, en suite bathroom with separate shower. Balcony.

All are particularly well appointed with central heating radiator, TV and tea and coffee making facilities.



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## Staff Accommodation

Three en suite staff bedrooms.

## Service Areas

Catering kitchen with stainless steel cladding, non-slip floor, fluorescent lighting and canopy and extraction. Office with fluorescent lighting and store.

## Outside

External storage area and car park (subject to private rental agreement).

## Services

South Lakeland District Council at Kendal – (01539) 733333.

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

## Website

[www.heidisgrasmere.co.uk](http://www.heidisgrasmere.co.uk)

## Trade

Certified accounts from the owner's Chartered Accountants in the form of a Trading and Profit and Loss Account show turnover (net of VAT) of £352,582 for the year ended 30 June 2019.

Please note that the present owner runs the business under management and the above profits are on the basis of a husband and wife team operating the business.

Full financial information will be provided to seriously interested parties following a viewing.

## Lease

The property is held on the balance of a 20-year lease from 2018 on a Full Repairing and Insuring basis at a monthly rent of £4,835.42 with 3 yearly rent reviews.

Please note that the ingoing tenant is responsible for the Landlords' reasonable legal fees in the assignment of the lease.

## Price

Offers around £265,000 are invited for the leasehold complete with goodwill and trade contents (according to inventory). Stock at valuation.

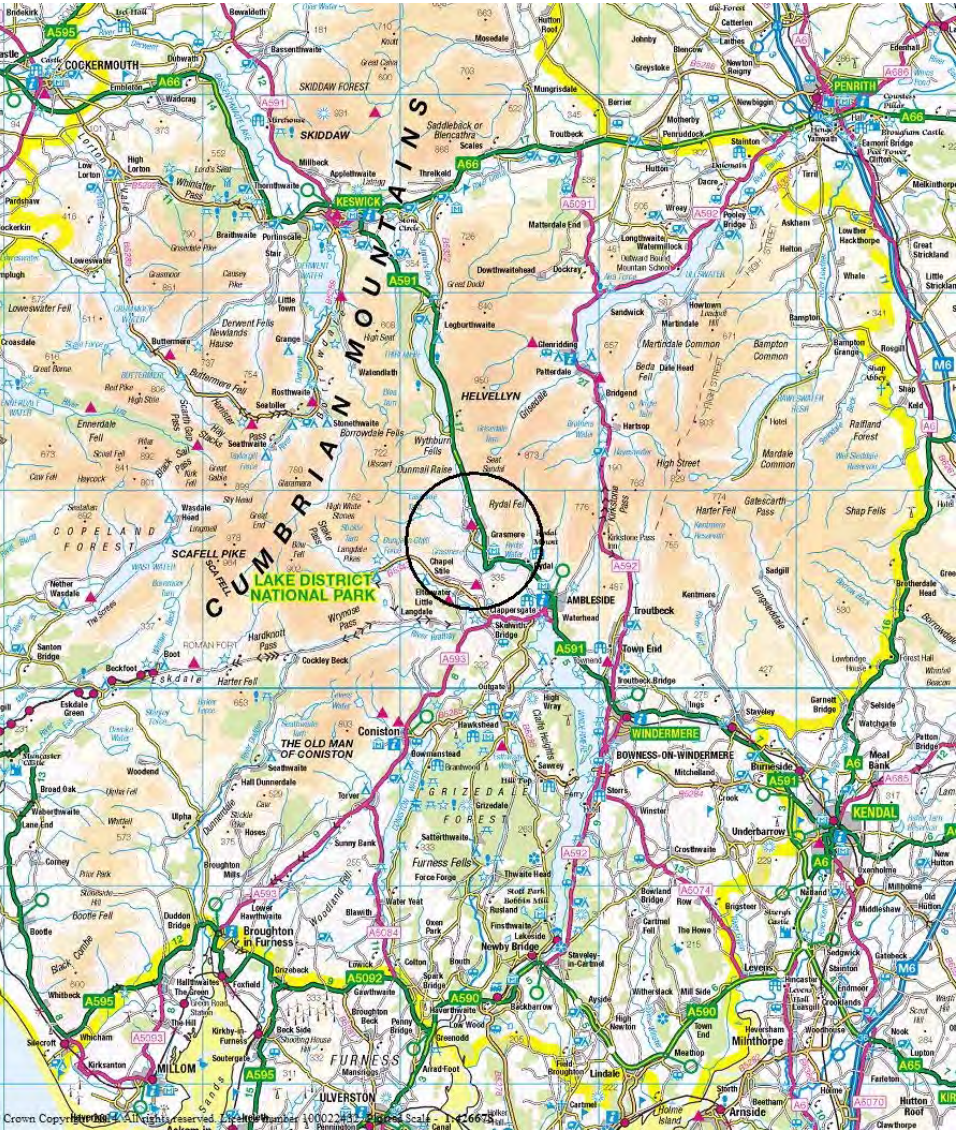
## Finance

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.

### Identity Checks

In order to comply with the 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

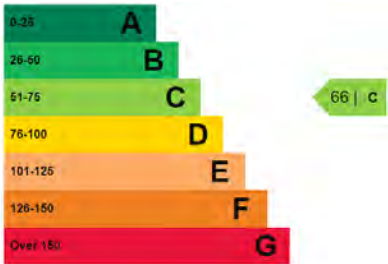
Leave the M6 Motorway at J36 and travel North on the A590/591, passing through Windermere and Ambleside to Grasmere. At the mini roundabout, turn left into the village and follow the road round into Red Lion Square where Heidi's will be seen immediately on the left-hand side of the road.

## Further Information

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



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