

Colliers



FOR SALE

THE GLENBURN HOTEL
WINDERMERE

Offers around £1,365,000 – Freehold

SUMMARY

- Outstanding Lakeland hotel in a superb trading position
- 16 high quality en suite bedrooms
- Lovely 3 bedrooms detached house for owners' accommodation or self-catering
- Net T/O of £342,728

INTRODUCTION

The Glenburn Hotel is a superb and specious hotel located in a prime trading position in the heart of the Lake District National park, which only recently was awarded World Heritage Site Status. The Victorians loved the tranquillity of the area and built some lovely properties of which The Glenburn is typical. With 16 en suite letting bedrooms formed from the original house, they have all been upgraded and furnished to a very high standard. River Cottage, a detached 3-bedroom house can either be used as wonderful owners' accommodation or, the present owners do, let this out on a self-catering basis to add additional income. The Glenburn Hotel also has the very important advantage of staff accommodation, which is particularly important in the post COVID/Brexit labour market, as well as having ample car parking.

Acquired by the present owners in 2008, they have during their ownership carefully upgraded this lovely character building, refurbishing and redecorating as required to both the letting bedrooms and River Cottage. and in hand with the refurbishment, turnover has significantly increased, creating a significant level of turnover and profitability.

The owners are now looking to retire from their many years in both the licensed and hospitality industries. and can now offer The Glenburn Hotel to the market which has significant on-going potential to increase both turnover and profitability.

LOCATION

Situated in a premier position on the main road between Windermere and Bowness the Glenburn hotel is only a ten minute stroll from the shores of Lake Windermere an ideal location to make the most of the Lake District National Park. Whether by car or on foot the dramatic landscapes and rugged fells, inspiring lakes and hidden valleys are all there to be explored and bring thousands of visitors to the area year on year. From steam boats to sail boats, water skiing to windsurfing, cycling to climbing the Lake District offers plenty of exciting activities while for those looking for something that little less energetic the gardens, castles abbeys and stately homes as well as the various visitor attractions provide something to do for the visitor whatever the time of year, in arguably the loveliest corner of England..



THE GLENBURN HOTEL, NEW ROAD, WINDERMERE, LA23 2EE



THE PROPERTY

The Glenburn Hotel is a lovely character building built in a typical style for its era with rendered and part stone walls and under a pitched and hipped slate roof. The accommodation is laid out on 3 floors.

PUBLIC AREAS

Entrance Hall being part panelled and opening into reception area. Recently refurbished with modern fitted solid ash reception counter. Double doors and feature bay windows. Bar. Lounge again with bay window. Attractive fireplace and modern serving bar. Double doors to dining room, usually set for 26. Double glazed patio doors to the rear car park.

LETTING BEDROOMS

16 Letting Bedrooms to sleep 35 (3 king rooms, 11 double/twin and 2 family rooms). 11 have en suite shower rooms while the remaining 5 have bathrooms, all of which have spa baths. All bedrooms have central heating radiator, telephone extension, colour television with remote control, radio/clock alarm, hairdryer and tea/coffee making facilities.

RIVER COTTAGE

This lovely detached cottage is ideal either as separate owners' accommodation or as it is currently used, as a self-catering holiday let. Of rendered construction and under a slate roof, River Cottage comprises of entrance hall, double bedroom with dressing area and fitted wardrobes and en suite facilities. Second bedroom and bedroom 3 with fitted wardrobes. Lounge with laminate floor and incorporating a dining area. Double French doors onto balcony. Fitted cupboard. Family bathroom. Modern well fitted kitchen.

STAFF ACCOMMODATION

Staff bedroom with en suite shower room and two additional staff bedrooms which share a bathroom.

SERVICE AREAS

Commercial kitchen with non-slip floor and range of modern fitted units. Canopy and extraction. Laundry with an industrial washer and dryer and Pfaff rotary iron. Wine/bottle store boiler and second boiler room. Linen and towel store. Ironing room.

OUTSIDE

Forecourt car park with dwarf wall. Tunnel through to large rear car park and small garden area. Raised patio.

SERVICES

South Lakeland District Council at Kendal (01539) 733333.

Mains water drainage electricity and gas. Gas fired central heating and extensively double-glazed.

LICENCE

Premises Licence

LISTINGS

AA - 3 Star Hotel

WEBSITE

www.glenburnhotel.co.uk

TRADE

Certified accounts as provided by the owners Chartered Accounts in the form of a Trading and Profit and Loss Account show trading profit of £128,398 (before finance costs and depreciation) on (net) turnover of £342,728 for the year ended 31 March 2020.

PRICE

Offers around £1.365m 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.

TO VIEW

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

DIRECTIONS

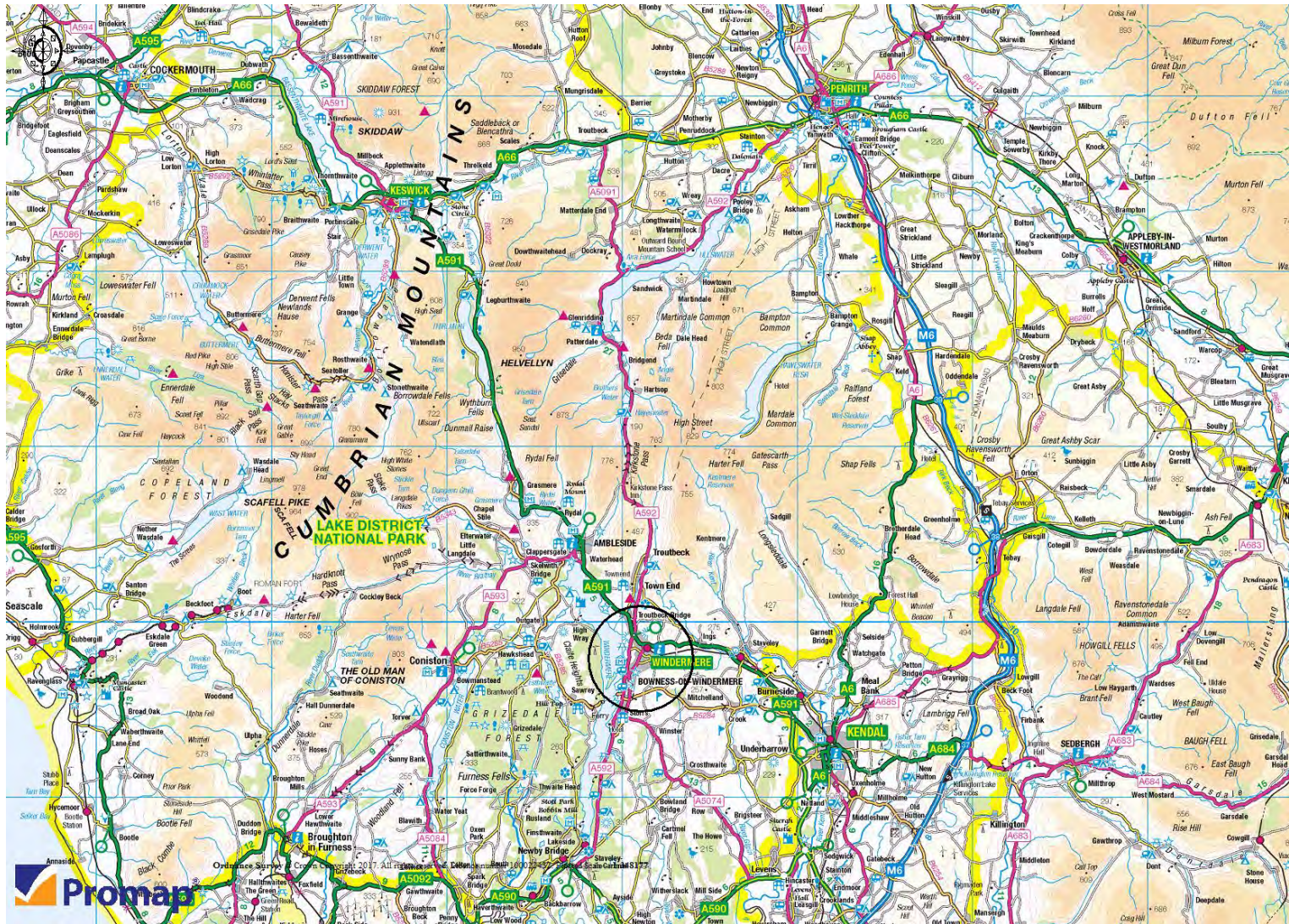
Leave the M6 at junction 36 and travel Northwest, sign posted Kendal and Windermere (A590/A591). Continue along the A591 and turn left into Windermere village, continuing through the one-way system toward Bowness. As you leave the retail area this becomes new road and Glenburn is situated on the left-hand side of the road.



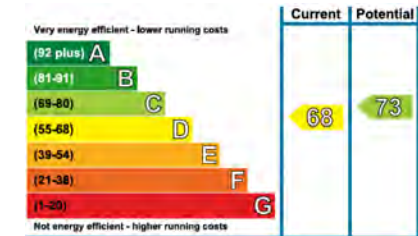
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THE GLENBURN HOTEL, NEW ROAD, WINDERMERE, LA23 2EE



Glenburn Hotel



River Cottage

FURTHER INFORMATION

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



Haydn Spedding
Tel: 0161 831 3338 / 07881 914867
Email: haydn.spedding@colliers.com

Chancery Place, Brown Street,
Manchester, M2 2JT

Ref: 210956

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