

Tower Bank Arms

Near Sawrey, Ambleside, LA22 0LF



For Sale

Contact Us

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appointment through Colliers

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

- Charming historic Lakeland Inn with Beatrix Potter connections
- Wonderful character bar and restaurant (28)
- 4 individually-styled en suite letting bedrooms
- £433,417 net T/O

Offers around £225,000 - Leasehold

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Tower Bank Arms is a charming and historic village inn nestling amid rolling Lakeland countryside between Hawkshead and Lake Windermere in the tranquil village of Near Sawrey. Originally built as an "Ale House" in the 17th Century, Tower Bank Arms oozes character and is renowned for its charming simplicity with its feel for the "Good Old Days" for visitors to remember and benefitting from being adjacent to Hill Top where Beatrix Potter lived for so many years. Indeed, the pub is illustrated in "The Tale of Jemima Puddle Duck" by Beatrix Potter. The main bar has flag floors and feature beamed ceiling and there is a restaurant to seat 28 plus four cosy en suite letting bedrooms and two staff bedrooms as the present owners chose not to live on-site.

Tower Bank Arms occupies a superb trading position in the centre of the village and adjacent to Hill Top, Beatrix Potter's home. Only a few miles away lies the delightful village of Hawkshead where William Wordsworth went to school with the delights also of Esthwaite Water along the way. A short ferry crossing takes you across Lake Windermere to Bowness Bay, all at the heart of the Lake District National Park, renowned for its superb countryside walks the world over.

The present owners acquired the lease of Tower Bank Arms in 2006 and throughout their ownership they have steadily improved and enhanced the property with the help and encouragement of their landlord – The National Trust. They have established the business, benefitting not only from visitors drawn by its connections to Beatrix Potter and the many B&Bs and self-catering cottages, but also from the local population who class Tower Bank Arms as their local. This is augmented by substantial income from the

letting bedrooms who help give a busy all-year-round income and substantial profitability. Having enjoyed their many years at Tower Bank Arms, the owners are now looking to retire to live locally.

The Property

Of local stone two storey construction and under a pitched slate roof, the accommodation comprises:

Public Areas

Bar – a wonderfully character room with feature beamed ceiling, flagstone floor and a superb Victorian open fire. Seating for 12 with additional seating at the bar. Lounge area, again with beamed ceiling and with feature bay window and to seat 12. Serving bar with back bar fitting and feature beam-work. Side door to beer garden. Restaurant to seat 28 with oak floor and delph rail.

Letting Bedrooms

4 letting bedrooms to sleep 8 (2 double, 1 twin and 1 superior double/family).

All have en suite shower rooms, colour TV, free Wi-Fi, central heating radiator and tea and coffee making facilities.

Staff Accommodation

There is both a single and a double staff bedroom, both having en suite shower rooms. These and additional areas could be re-configured to provide owners' accommodation if desired.

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Service Areas

Good size catering kitchen with stainless steel panelling, canopy and extraction, fluorescent lighting and quarry tiled floor. Good beer cellar and outside adjacent barn storage areas. The property offers a compact layout for an efficient operation.

External

Seating area at the front for 14 and parking usually for 5 vehicles. Superb spacious rear beer garden usually set for 24.

Services

South Lakeland District Council at Kendal (01539) 733333.

Mains water, electricity and drainage. Oil-fired central heating. Calor Gas cooking.

License

Premises License

Website

www.towerbankarms.co.uk

Accolades

Visit England – 4 Star Inn
Good Beer Guide
Good Pub Guide

Trade

Certified accounts from the owners' Chartered Accountants show turnover of £433,417 net of VAT for the year ended 29 February 2020.

Please note that the end of this accounts period was affected by the start of COVID-19.

With reduced opening due again to COVID-19, year ended 28 February 2021 showed turnover of £195,366 (net of VAT) with profits on a similar basis of £74,250 including Government intervention payments.

Lease

Tower Bank Arms is held on the residue of a 12 year lease from 7 May 2015 at a current rent of £46,000 per annum on a Full Repairing basis (excluding roof and structural walls) with 4 yearly rent reviews.

Please note that the in-going tenant is responsible for the Landlord's costs in respect of the assignment of the lease.

Each party is responsible for their own legal costs in respect of the sale of the business.

Price

Offers around £225,000 are invited for the leasehold, complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

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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.

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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