



TO LET Attractive Detached Grade II Listed Georgian Guesthouse

**Ivy Guest House, Main Street,
Hawkshead, Ambleside, Cumbria, LA22 0NS**

**Edwin
Thompson**



- A prominent leasehold premises occupying a prime location within the popular Lake District tourist village of Hawkshead
- 6 Guest Letting Bedrooms, all en-suite
- Let either as Furnished or Unfurnished

Rental - £35,000 per annum

TO LET IVY GUEST HOUSE

BRIEF RESUME

A well presented Grade II Listed Guest House situated on Main Street, in the popular Lake District village of Hawkshead.

Ivy Guest House is set back from the road behind a low wall that offers guests an outside seating area. The property is full of character and comprises a guest dining room, guest lounge, commercial kitchen, office, basement and a guest letting bedroom to the ground floor and 5 guest letting bedrooms to the first floor, all of which have en-suite bathrooms.

Offers the potential for a 'sister' location to an existing operator, managed guest house or a change of lifestyle.

LOCATION

The subject property is situated in a premier trading location on Main Street, in the village of Hawkshead in South Lakeland, Cumbria, in the North West of England. Hawkshead is an attractive tourist village situated close to Ambleside, 9 miles to the west of Windermere, 17 miles to the west of Kendal and 24 miles from Junction 36 of the M6 Motorway.

Hawkshead is situated in the Lake District National Park which was designated in 1951 and is the largest National Park in England. The National Park has a population of 41,831 and attracts approximately 15,000,000 visitors each year with tourism being the major industry (Source – Lake District National Park). The Lake District has also joined the likes of the Grand Canyon, the Taj Mahal and Machu Picchu by being awarded Unesco World Heritage status.

DESCRIPTION / ACCOMMODATION

The ground floor comprises the following:

Ground Floor

Entrance:

Carpeted floor and doors leading off to the guest dining room, guest lounge area and a guest letting bedroom.

Guest Dining Room (5.17m x 4.27m + 3.33m x 4.04m):

Carpeted floor with a bay window overlooking the front of the property.

Guest Lounge (5.23m x 4.33m):

With a wood burning stove and a bay window overlooking the front of the property.

Office (3.97m x 2.34m):

This room is accessed from the guest dining room and is currently used as an office / stockroom and leads into the kitchen.

Commercial Kitchen (5.41m x 4.01m):

With a cooker, wall and floor cabinets and tiled flooring, the kitchen is fully equipped to amply provide for the guests.

Basement:

The basement currently used as a store, has a stone flagged floor and is lit via fluorescent strip lighting.

Letting Bedroom 6 (2.84m x 4.03m + 1.20m x 4.00m inc en-suite):

Double bedroom with built in cupboard and en-suite shower room with WC.

From the hall, there is a wooden spiral staircase which leads to the first floor bedrooms.

First Floor

Letting Bedroom 1 (4.24m x 4.09m inc en-suite):

Double bedroom with built in cupboard and en-suite bathroom with WC.

Letting Bedroom 2 (4.59m x 4.33m inc en-suite):

Large double bedroom with single bed and en-suite shower room with WC.



Letting Bedroom 3 (3.79m x 3.25m inc en-suite):

Double bedroom with built in cupboard and en-suite shower room with WC.

Letting Bedroom 4 (4.33m x 4.68m inc en-suite):

Large double bedroom with single bed and en-suite bathroom with WC.

Letting Bedroom 5 (4.12m x 3.62m inc en-suite):

Double bedroom with built in cupboard and en-suite bathroom with WC.

Outside:

To the front of the property there is an area which is enclosed and offers a seating area for guests. To the rear is a car parking area for guests to park their cars.

In the current configuration, the property does not provide owners accommodation, although this could easily be amended if the ground floor letting room and guest living room become private areas.

SERVICES

The property is connected to mains electricity, water and the mains drainage/sewerage system.

Heating and hot water is via a wall mounted oil-fed system boiler within the basement.

Prospective tenants should make their own enquiries as to the services available for future use.

LEASE TERMS

The property is available by way of a Full Repairing & Insuring lease for a term to be agreed and at a rental of £35,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that the premises has a Rateable Value of £9,500 and described as Guesthouse & Premises.

Small business rate relief may apply and prospective tenants should check the exact rates payable with South Lakeland District Council – Tel: 0845 0504434.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available for the property and can be downloaded from the Edwin Thompson Website.

The current Energy Asset Rating for the premises is D93.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The properties are available to view by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

Joe Ellis - j.ellis@edwin-thompson.co.uk

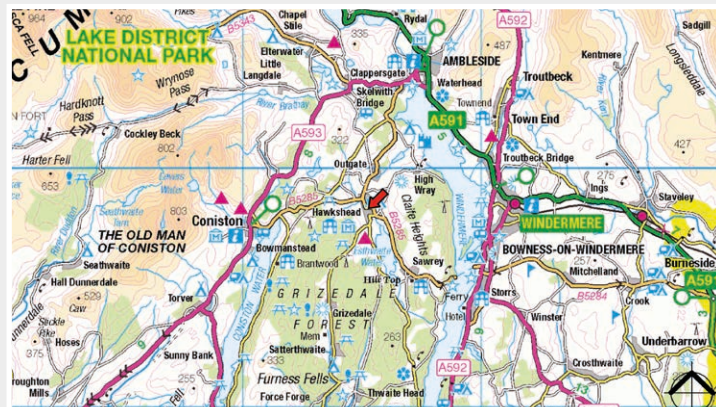
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