

Brathay Lodge

Rothay Road, Ambleside, LA22 0EE



For Sale



- Amazing Lifestyle Opportunity
- Superbly located in “honey pot” Lakeland village
- Delightful setting overlooking park
- Easily run 21 en suite bedroom guest house
- £400,789 net T/O – substantial profits

**Offers around
£1,985,000 - Freehold**

Viewing is strictly by appointment
through Colliers

Haydn Spedding
Hotels Agency
07881 914867
haydn.spedding@colliers.com

colliers.com/uk/hotels

Brathay Lodge, Ambleside



Courtesy of its design led accommodation and attention to detail, Brathay Lodge differentiates itself from surrounding competition. The business, which is based around a high-quality offer, provides its owners with an amazing lifestyle as well as a solid property backed investment of real status. A wonderful combination. The guest accommodation itself, with its pleasing Victorian architecture, has a blue-chip location. It is on the fringe of the village yet fronting the main one-way route through which passes plenty of tourist traffic, both on foot and by car.

Situated at the gateway to the beautiful Langdale Valley, the honeypot village of Ambleside is a hugely important asset within the Lakeland tourist industry. Over many years of growth, a wide variety of restaurants and bars have become established. A choice of such eateries, all within a few minutes, has enabled Brathay Lodge to thrive, and its owners to enjoy a fuss free and profitable existence.

The present owners acquired Brathay Lodge in 2007 and during their ownership they have significantly upgraded and refurbished this well-known guest house. They have succeeded in growing the trade each year, which is testimony to the strength of the business and its ease of operation. Whilst Brathay Lodge is perfect for those entering the industry for the first time, it will also suit

investors, seeing this as a more profitable alternative to 'buy to let' propositions. Equally, local entrepreneurs may choose to run Brathay Lodge alongside other businesses, thus taking advantage of shared management and resources, and creating a more varied and interesting portfolio.

The Property

In the style of a Victorian villa, Brathay Lodge is of most attractive detached construction in Lakeland stone and slate. With a series of distinctive blue and white timbered bays, the accommodation is on ground and three upper floors.

Public Areas

The beauty of the operation, and indeed the key to its success, is the strictly limited public areas which make Brathay Lodge easy to maintain, manage and control. These are confined to a bright and spacious lounge which serves both as a breakfast room and a place for guests to unwind. Broadband internet connection is also conveniently available throughout.

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Letting Bedrooms

There are 21 superbly equipped letting bedrooms, all with En suite spa baths to sleep up to 49 (4 Family, 2 Triples, 8 Flexible Twin or Doubles and 7 Doubles).

All rooms have flat screen TV with DVD players (except small doubles), hair dryer, central heating radiator and tea and coffee making facilities.

Service Areas

Again, the style of operation requires minimal commercial equipment and so there is merely a galley-style kitchen and wash-up area in which continental breakfasts are prepared

Outside

A valuable asset in this busy area is car parking around the hotel for approximately 24 vehicles.

Services

South Lakeland District Council (01539) 733333.

Mains electricity, gas, water and drainage. Mains gas-fired central heating.

Website

www.brathay-lodge.co.uk

Trade

Certified accounts as prepared by the owners' Chartered Accountants in the form of a Trading Profit and Loss Account in respect of the year ended 31st October 2019 show £172,623 adjusted trading profits on (net) turnover £400,789.

Planning Potential

Planning permission for a further apartment/mixed hotel use at the rear of the building (LDNP Ref.no.7/96 54 34) was granted in 1997. The Planning Officer has subsequently confirmed that there has been a material commencement of works and so the consent remains valid for the future.

Price

Offers around £1,985,000 are invited for the Freehold complete with goodwill and trade contents (according to inventory), excluding personal items.

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.



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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 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

Take Junction 36 off the M6. At the roundabout take the exit onto the A590. Continue onto A591, following signs for Keswick for approximately 16½ miles. The hotel is on Rothay Rd, the one-way route around Ambleside village centre.

For more information, please contact



Haydn Spedding

Tel: 07881 914867

Email: haydn.spedding@colliers.com

Disclaimer

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