

Grange Boutique Hotel, Grange over Sands

Kents Banks Road, Grange over Sands, LA11 7EY



For Sale



- Bespoke, beautifully designed Aparthotel located in coastal Cumbrian town
- 4 stunning and individual Suites/apartment and 3 beautiful double bedrooms
- Could be easily operated on a self-catering and room only basis if required
- Planning Permission to create an additional new suite
- Turnover to March 2022 £252k EBITDA Circa £130k with only 6 rooms operational.

£1,295,000 - Freehold

Viewing is strictly by appointment through Colliers

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Introduction

Situated in the heart of the picturesque coastal town of Grange over Sands, The "Grange Boutique" provides a highly profitable and easy operated investment opportunity perfectly located to explore the magnificent Lake District National Park, the Lake District Peninsula and the famous Medieval village of Cartmel, with its Michelin Star Restaurants, Racecourse and Craft Beer. This beautiful heritage house, has been passionately restored back to the prestigious home it once was, full of love, life, warmth, log fires and vitality. The designs reflect a balance between Victorian splendour and Modern Country Chic, a harmony of style, relaxation and calming space.

The property consists of 4 high quality suites/apartments and 3 luxury double bedrooms, which are currently operated on a bed and breakfast basis. If preferred, new owners could choose to operate these on a self-catering basis, simplifying the business model. Furthermore, planning permission had been obtained to allow a further suite being created to incorporate a new extension and the properties existing unused lounge and dining rooms, which has the potential of significantly increasing turnover and profits.

Grange over Sands is situated on the fringe of the Lake District National Park – one of the UK's busiest tourist destinations and which was recently awarded UNESCO "World Heritage" status. The town was originally developed as a small port for the importing of grain for the Priory at Cartmel. It then developed further with the arrival of the railway in 1857 which brought the wealthy Victorians to enjoy the fresh air, therapeutic water spa baths and beautiful views over Morecambe Bay. The bay itself is a fine example of a tidal estuary, providing protected birds sanctuaries and natural wildlife habitats as well as superb views from the unique mile-long promenade.



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Lovers Suite - Deluxe Suite/Apartment



Butterfly Suite - Deluxe/Apartment



Lilac Cottage - Deluxe Suite/Apartment



Lilac Cottage- Deluxe Suite/Apartment



Executive Queen Room



Deluxe King Room

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THE PROPERTY

Accommodation

From the carpark, steps lead up to the hotel reception hall with a staircase providing access to the first floor rooms. There is a large Lounge and separate Dining room with a large bay window.

Letting Accommodation

The property features 4 suites / apartments and 3 double bedrooms located on the ground and first floors, and comprise:-

Lovers Suite – Deluxe Suite/Apartment

Oozing lots of style and sophistication the elegant wallpaper and exquisite bed envelop you in sumptuous luxury. A very private and peaceful Suite with Spa Bath, separate Walk In Shower, his and her Basins, underfloor Heating, separate Lounge, OLED Smart Internet TV, a gorgeous bespoke Kitchen with sycamore counter tops and Belfast Sink

Butterfly Suite – Deluxe/Apartment

This incredibly stylish Apartment features the discerningly exquisite Butterfly Garden Wallpaper, Hand made Reclaimed Timber Super King Size Four Poster Beam Bed, Georgian Antique Rare Find Wall Cladding, 55" Smart Internet OLED TV, Fireplace, Farmhouse Country Kitchen with Belfast Sink and Retro Features, Sycamore counter top, Double Spa Bath, Infra Red Sauna, separate Walk In Shower and Private Entrance.

Lilac Cottage – Deluxe Suite/apartment

A stunning apartment is the choice for the most indulgent stay with Double Spa Bath, Hand made Super King Size Four Poster Bed, Private Entrance, Fireplace and Flatscreen Smart TV's. Tailor made for those looking to spoil themselves. Featuring a cosy Fireplace with wood burning effect gas fire, perfect for those romantic evenings and infra red sauna.

Suite 5 – Deluxe Suite/apartment

A brand new suite which opened in September 2022. A beautifully designed room, with a jungle theme. Featuring a leather studded headboard, leopard print carpet, superior king bed, beautiful ensuite bathroom with large spa bath, large sink, WC, double shower, infra-red sauna, lounge and kitchen.

Executive Queen Room

As the original Front Parlour, this elaborate charactered room boasts the Wild Flamingo wallpaper, ensuite bath with shower, settee and flatscreen smart TV



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Suite 5



Deluxe King Room



Suite 5



Butterfly Suite - Deluxe/Apartment

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Lovers Suite – Deluxe Suite/Apartment

Deluxe King Room

This beautiful room features a Spa Bath and separate Walk in Shower, his and her basins, underfloor heating, Chandeliers, and bespoke furnishings, Flat screen TV

Superior King Room

The Superior King Room has a Super King Size bed with an ensuite large Walk In Shower, underfloor heating and heated towel rail. Designer wallpaper and dining area to facilitate breakfast.



View of the Estuary at Grange-over-Sands



Patio

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Owners/Managers accommodation

The owner or manager has the benefit of a double bedroom with ensuite bathroom, together with the use of the ground floor lounge and dining room as these areas aren't currently used by guests.

Ancillary Areas

The property has the benefit of a fully equipped commercial kitchen, with extraction, commercial grade appliances, preparation room and wash up area. There is also a laundry room with WC.

Outside

There is a customer carpark at the front of Grange Boutique Hotel, with an elevated patio and seating area for its guest to enjoy.

Trade and Future Opportunity

The profit and loss accounts provided by the owners accountant for the period ended 31st March 2022 shows sales of £252,229 with an EBITDA of approximately £130k, after the owners personal and one off costs. The trading year to March 22 was only with 6 rooms operational

It is worth pointing out that a new suite was created and opened in September 2022, which will generate a lucrative additional income stream estimated at £60,000 for the 2022 season, assuming a room occupancy of 50% throughout the year.

Full accounting information can be made available to all serious parties following a viewing.

Planning Permission

The owners have obtained planning permission to build a single storey extension which will adjoin the dining room, and a new 5th suite could be created, which once again has the potential to add significantly to turnover and profits to the current business model. There is also a large loft space circa 2000 Sq ft, which is currently unused

Website

www.grangeboutiquehotel.com

Services

South Lake District Council at Kendal (01539) 733333.

We are informed that the property is connected to all mains services. The property benefits from gas central heating, mains drains and water.

Licences

Premises Licence.



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Price

£1,295,000 is invited for the freehold, complete with goodwill and trade contents (according to inventory), but 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

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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Disclaimer

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