

The Grasmere Hotel

Broadgate, Grasmere, Ambleside LA22 9TA

Colliers

For Sale



- Stunning Lakeland hotel in honeypot trading location
- River side position with glorious fells views
- 11 stylish en-suite letting bedrooms, 30 cover restaurant/dining room
- Detached 3/4 bed owners house with private garden
- Ample car parking, beautiful hotel gardens and outdoor seating
- Turnover for the year ended March 2022 £557,891 on 40 weeks trading
- Adjusted trading profits for the period £302,941

**Offers in the region of
£2,200,000 - Freehold**

Viewing is strictly by appointment
through Colliers

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The Grasmere Hotel

Introduction

The Grasmere Hotel combines the prettiest of garden settings with a prominent position in one of the best-known tourist spots in the whole of the Lake District. It is a wonderful business, showing year-on-year growth, and provides its owners with space and privacy, courtesy of the fabulous house at the rear. There are 11 beautifully presented en suite letting bedrooms, a stunning lounge with open fireplaces, and a cosy restaurant dining space overlooking the rear garden with unspoilt views to the fells beyond.

Made famous by the poet William Wordsworth, who lived here for many years, the village of Grasmere is easily accessible from the motorway, and a popular base from which to enjoy the attractions of the National Park. The Lakes enjoy a long season, yielding good occupancies during autumn, when the scenery is particularly beautiful. All of this adds to the appeal of the hotel, which has the advantage of an established clientele, who come time and time again, thus reducing the need for expensive promotions.

The present owners acquired The Grasmere Hotel in 2017. During their time, the business has been traded on a dinner, bed and breakfast basis for residents. The hotel has undergone a complete refresh, with continual redecoration throughout, requiring little or no work for its new owners. The business having shown exceptional growth during their

ownership, has been carefully managed so that the hotel is easily run and often fully managed to allow the owners that rarely achieved balance of excellent profits and quality lifestyle. Having achieved their goals at The Grasmere Hotel, the owners are retiring from the industry.

The Property

With 19th Century origins, the hotel is of handsome and traditional detached construction in Lakeland stone and slate under pitched slate roof coverings. The accommodation is on ground and two upper floors, the separate house on two floors.

Public Areas

To the right of the welcoming Reception Hall is the Lounge, a delightful room with open fireplace having a carved timber surround, attractive bay window. It opens into the adjoining Drawing Room, which also has an open fire, this time with marble surround. The stylish restaurant seats around 30 and features an eye-catching vaulted ceiling and views from large picture windows across the gardens, and fells beyond.



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Letting Bedrooms

11 Letting Bedrooms (2 single, 9 Doubles) all en suite. The rooms are individually decorated and furnished, with two rooms on the ground floor suitable for guest with accessibility requirements. All en suite bathrooms have underfloor heating.

Owners' Cottage

Located to the rear of the hotel, taking advantage of its glorious view, the owners have the advantage of a detached house. It comprises Hallway, Kitchen area and spacious open-plan Lounge. Also on the ground floor are 2 Bedrooms, Utility Room and Bathroom/WC. Upstairs there is a Master Bedroom and walk-in storage.



Staff Accommodation

The cost of property in Grasmere is high and so accommodation for live-in staff is of great value. The hotel has the huge advantage of 4 Bedrooms for staff and a shared shower/WC. This accommodation reduces costs and makes it easier to attract a good quality team.

Service Areas

Spacious Kitchen, Storeroom with walk-in refrigerator and Wine-Store. Wash-Up/ Laundry Room.

Outside

Lovely gardens with lawns running down to the banks of the River Rothay at the bottom of the garden, with mature tree cover and shrubberies. The owners reserve a private garden beside their own house. The hotel is set well back from the road with garaging and plenty of parking at the front.

Services

South Lakeland District Council at Kendal (01539) 733333.

Mains gas, electricity, water and drainage. Gas-fired central heating to the house and hotel.

Licence

Premises Licence

Website

www.grasmerehotel.co.uk

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Owners' Cottage



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Trade

Trading profit and loss figure for the year ended 31 March 2022 shows net turnover of £557,891 with an adjusted trading profit of circa. £302k (40 weeks trading).

The current owners choose to close the business from 30 December to end January and also close for one week in the summer.

The business currently trades on a Dinner, Bed & Breakfast basis and there is obvious scope to extend the food offering to non-resident guests and to open for lunches/afternoon teas.

Price

Offers around £2,200,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), but excluding personal items. Stock at valuation.

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.

Finance

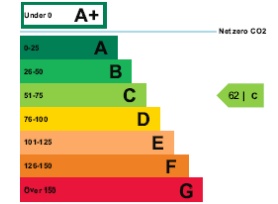
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Viewings

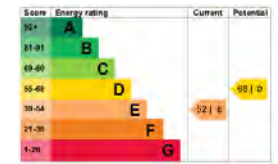
All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.



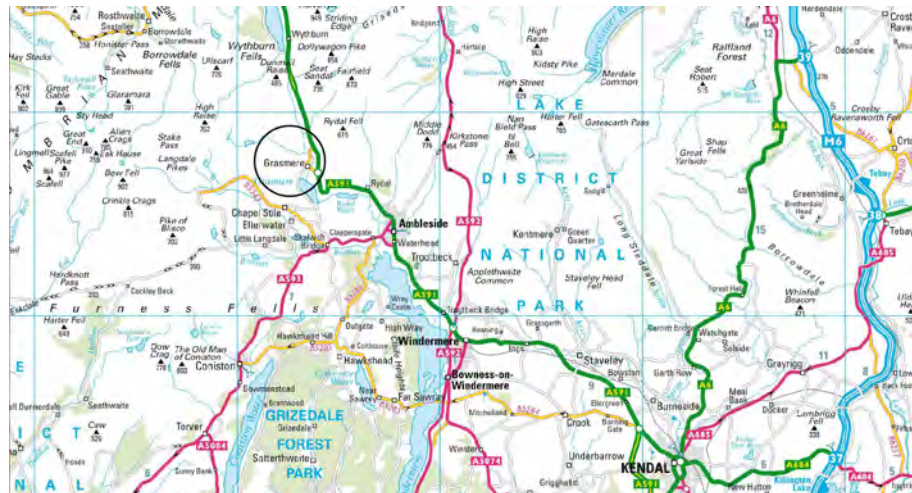
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The Cottage



Viewings & Further Information

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



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