

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Grasmere

£265,000

Heidis Lodge and Cafe, Red Lion Square, Grasmere, Ambleside, LA22 9SP

Superbly placed in the heart of beautiful Grasmere, Heidi's Lodge offers adaptable B and B accommodation including a café with around 28 covers plus more outside, a commercial kitchen, 5 wonderfully stylish letting bedrooms all with exceptional en-suites plus 3 staff or owners en-suite bedrooms. The property is available by an assignment of a 20 year lease from 2018 at a rental of £4,835 pcm. The lease permits the premises to be used as a café, delicatessen and bed and breakfast hotel.

Quick Overview

Superb business opportunity in the heart of beautiful Grasmere

Assignment of a 20 year lease from 2018

Rent of £4,835 pcm

Licensed Café and B&B

5 stylish ensuite letting bedrooms plus 3 staff or owners en-suite bedrooms

Immaculately presented and superb fell views.

Excellent turnover

Superb ensuite facilities to all bedrooms

The current owners rent car parking separately from this lease.

Superfast (80 Mbps) Broadband Available*



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Superfast
Broadband



Parking is
available

Property Reference: AM3913



Cafe Area



Guest Bedroom 1 Private Balcony



Guest Bedroom 6



Cafe Area

Location From our office in Ambleside, head north on the A591 to Grasmere, passing Rydal Water and Grasmere Lake along the way. Upon reaching the mini-roundabout near Dove Cottage (Wordsworth's former home), take the first exit and continue through the village, passing St Oswald's Church and The Gingerbread Shop. A little further on brings you to the centre of the village with Heidi's being situated on your left. There is plenty of car parking provision within the village, including short-stay parking beside the nearby Green. The current owners rent several adjacent car parking spaces under a separate agreement from the lease being assigned.

What3words ///quoted.wardrobe.replied

Description Heidi's is an attractive and distinctive stone and slate built property which you cannot fail to notice as you pass through the centre of this delightful Lakeland village with its double frontage, balconies and outside seating but impressed as you may be from the roadside, a visit inside will leave you in no doubt that this is a rare opportunity.

The main café area is bright and welcoming and has around 28 covers, with approximately 8 more outside. Behind the counter is a very handy little prep area separate from the main commercial kitchen which is at the rear of the property and is very well equipped, supplemented by a further large preparation area, which has seen service as an owners sitting room in the past. The licensed café also doubles as the splendid breakfast room for the overnight B&B guests who can enter via a separate central main hallway to access the luxurious bedrooms on the two stories above. There is also a small office and a guests toilet on the ground floor.

The five double letting bedrooms are all individually styled and immaculately presented, and everyone will be impressed not only by the quality of the en-suite bathrooms, but also the sheer size of them - offering comfort and relaxation in equal measure. Two of these bedrooms also enjoy large private balconies, and one forms a unique two storey suite with its own sitting room, four piece bathroom and a top floor bedroom (which many might consider an ideal owners suite). There are wonderful fell views to be enjoyed from many rooms, including to Stone Arthur, Seat Sandal and Silver How.

There are three staff bedrooms (fast becoming a "must-have" feature for this kind of business in The Lake District) although these could also equally suit as private owners accommodation if desired, and each again has excellent en-suite facilities.

Grasmere is almost as well known the world over for its literary connections with William Wordsworth and the romantic poets as it is for its beautiful setting at the very heart of the Lake District National Park. The Park is now a Unesco World Heritage Site which attracts a reported 47 million visitors every year, spending around £3 billion annually, so there could hardly be a more opportune moment to move into the catering and hospitality world, and what a perfect way to do just that. The location combined with the flexibility and adaptability of the immaculate accommodation is truly unique- this opportunity will be someone's dream come true. It could be yours.



Bedroom 1



Cafe Area



Kitchen

Accommodation (with approximate dimensions)

Cafe Area 27' 3" x 22' 11" (8.31m max x 7.01m max)

Wonderfully light and airy thanks to being dual aspect with large feature windows and external glazed doors, this immaculately presented café comfortably seats approximately 28 inside, with option of a further 8 being seated at the front - weather permitting. The café comes fully-equipped and ready for immediate use with a range of crockery and appliances including a Lincat hot water dispenser, Polar refrigeration cake display unit, tall Polar Refrigeration drinks unit, 2 New World under counter fridges, Autonumis milk dispenser, Eposnow till system, and Igenico card payment system. Above the entrance is a Dimplex over door heater, and there are three radiators.

Cafe Preparation Area 6' 7" x 6' 3" (2.03m x 1.93m) This area

includes a stainless steel sink unit alongside an Electrolux dishwasher, Polar refrigeration ice cube dispenser, Problend blender and Samsung microwave.

Entrance Hall Accessed from the café, and also having external

side door, this provides a bright and welcoming entrance to the guest bedroom accommodation, with stairs leading to the first floor. An understair cupboard with power and light provides useful additional storage.

Toilets for the use of café guest and having a corner sink unit, a

WC, Bluedry hand dryer, and Continental Baby changing unit.

Food Preparation /Staff Room 23' 1" x 10' 2" (7.06m x 3.12m) A

large preparation or storage room which also provides space in which staff can dine, with integrated storage cupboards and having an Amica fridge/freezer, Proline fridge, Buffalo commercial microwave, Fridgemaster upright freezer, Fridgemaster chest freezer, Polar Refrigeration freezer, as well as a further Polar freezer.

Office A discreetly tucked away desk area with HP printer and monitor.

Kitchen 16' 0" x 12' 5" (4.90m max x 3.81m max) Fully equipped

with a number of stainless steel counters and shelving work units including a stainless steel sink unit, and a Polar Refrigeration work station with warm shelf above. Appliances include 3 Aobosi portable induction rings, Mondial freezer, Turbofan counter oven, Lincat fryer, 2 Buffalo fryers, a Merrychef pizza oven with extractor unit over, Buffalo microwave, AEG dryer, and a Miele automatic washing machine. There are two Ideal Logic boilers, and an ACV hot water cylinder, as well as an Eazyzap fly eliminator, and an external door to the rear.

First Floor

Landing Having two useful integrated storage cupboards, one currently being used for housekeeping. There is also with an external fire exit door.

Guest Bedroom 1 22' 11" x 12' 11" (6.99m max x 3.94m max) A

bright and spacious dual aspect double room with large private balcony. **Balcony** 21' 5" x 12' 4" (6.55m x 3.76m)

EnSuite for Guest Bedroom 1 Having tiled walls and floor and with a four piece suite comprising a panel bath with shower attachment, a spacious shower cubicle with St James shower, a



Guest Bedroom 3



Guest Bedroom 1



Guest En Suite



Guest Bedroom 6 Private Balcony



Guest Bedroom 4



Entrance Hall

pedestal wash hand basin with LED mirror over and shaver point close by, and a WC. Also having a heated ladder style towel rail/ radiator.

Guest Bedroom 2 13' 3" x 10' 2" (4.04m x 3.10m) A welcoming double bedroom with decorative window seat.

En Suite for Guest Bedroom 2 Having tiled walls and floor and with a four piece suite comprising a panel bath with shower attachment, a spacious shower cubicle with St James shower, a pedestal wash hand basin with LED mirror over and shaver point close by, and a WC. Also having a heated ladder style towel rail/ radiator, and a Blauberg extractor fan.

Staff Bedroom 1 10' 0" x 7' 1" (3.05m x 2.16m) A single room with an opaque window.

En Suite for Staff Bedroom 1 Having a Mira shower, wall hung basin and a macerator WC. There is also an Airvent Extractor fan.

Guest Bedroom 3 12' 2" x 10' 2" (3.73m max x 3.10m) A light and bright dual aspect double room.

En Suite for Guest Bedroom 3 Having tiled walls and floor and with a three piece suite comprising a panel bath with shower over, a pedestal wash hand basin with LED mirror over and shaver point close by, and a WC. Also having a heated ladder style towel rail/ radiator, and a Blauberg extractor fan.

Second Floor

Landing

Staff Bedroom 2 13' 3" x 10' 2" (4.06m max x 3.12m max) Having a dormer window.

En Suite for Staff Bedroom 2 Having tiled walls and floor and with a three piece suite comprising a panel bath with St James shower over, a pedestal wash hand basin with LED mirror over and shaver point close by, and a WC. Also having a heated ladder style towel rail/ radiator, and an extractor fan.

Staff Bedroom 3 10' 5" x 8' 7" (3.20m x 2.62m) With large window and steps up to the En Suite shower room.

En Suite for Staff Bedroom 3 Having tiled walls and floor and with a three piece suite comprising a shower cubicle, a pedestal wash hand basin with LED mirror over and shaver point close by, and a WC.

Guest Bedroom 4 14' 2" x 12' 4" (4.34m x 3.76m) A cheerful double room in the roof apex, with Juliette balcony.

En Suite for Guest Bedroom 4 Having tiled walls and floor and with a four piece suite comprising a panel bath with shower attachment, a spacious shower cubicle with St James shower, pedestal wash hand basin with LED mirror over and shaver point close by, and a WC. Also having a heated ladder style towel rail/ radiator, and an Airvent extractor fan.

Guest Suite 6 With a cosy sitting room, 5.03m max x 3.33m, ideal for relaxing in after a day on the fells.

The adjoining En Suite has a four piece suite comprising a panel bath with shower attachment, St James shower within a cubicle, a pedestal wash hand basin with LED mirror over and shaver point close by, and a WC.

A spiral staircase leads from the sitting room up to the dual aspect double bedroom above (6.50m max x 3.86m max) with a delightful private balcony with excellent views. This suite would make ideal owners accommodation, although it is naturally very popular with paying guests .

Balcony 10' 9" x 7' 6" (3.30m x 2.29m)

Parking There is plenty of car parking provision within the village, including short-stay parking beside the nearby Green and long stay public car parks. The current owners rent by separate agreement 5 allocated parking spaces close by. Whilst it cannot currently be guaranteed that this arrangement will continue, indications are that it would be available.

Tenure The property is offered by way of an assignment of a 20 year lease from 2018 on full repairing and insuring terms at a monthly rent of £4,835.42 with rent reviews every three years.

Please note that the ingoing tenant will be responsible for the landlords reasonable legal fees in the assignment of the lease. A copy of the lease is available from our Ambleside office.

Trade The financial statements are available from our Ambleside Office for genuine enquiries. The turnover for the year ending June 2021 was £212,398, but pre-covid in 2019 was £352,582 and there is no reason to suspect that those figures will not be achieved or even surpassed again. The current owners operate Heidi's Lodge as a managed business with staff occupying 3 of the 8 bedrooms. Those choosing to live on site and run the business in a more direct "hands-on" manner will see that benefit reflected in the net profit.

Services The property is connected to mains electricity, gas, water and drainage, and has gas central heating. Broadband* checked on <https://checker.ofcom.org.uk> 24/11/22

Business Rates Heidis has a rateable value of £16750, with the amount payable to South Lakeland District Council for 2022/23 being £8358.25
Small Business Rate Relief may be available.

Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 32800** or request online.



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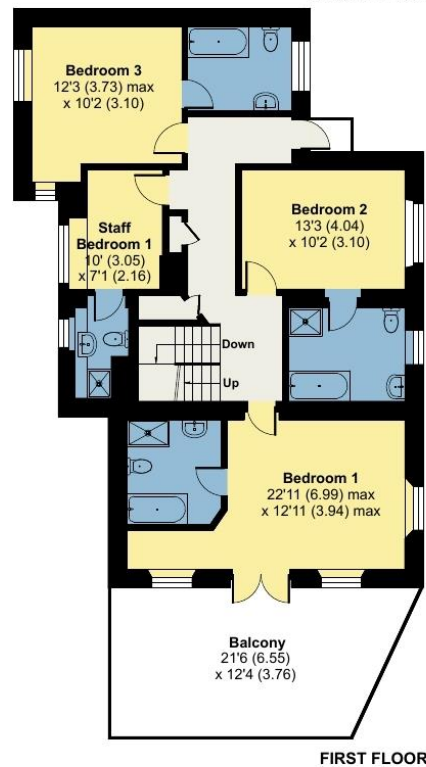
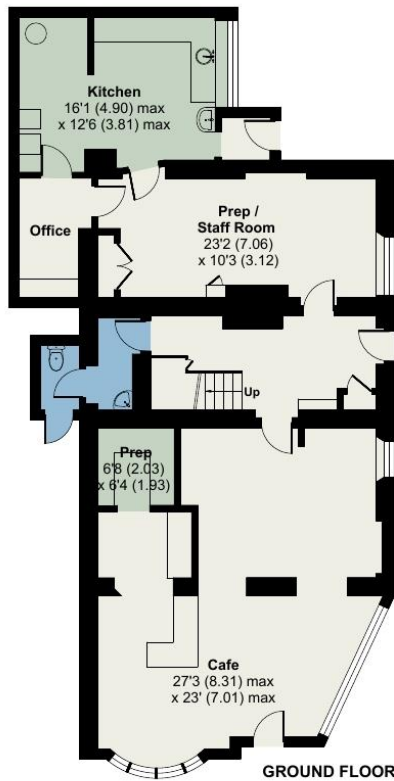
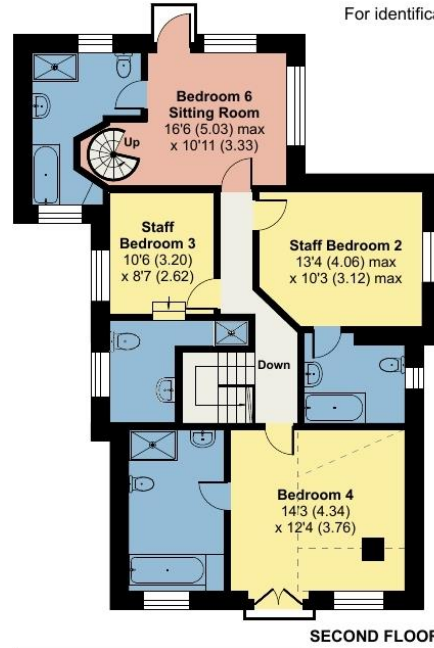
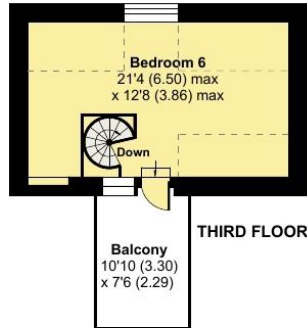
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Denotes restricted head height

Approximate Area = 3555 sq ft / 330.2 sq m
 Limited Use Area(s) = 213 sq ft / 19.7 sq m
 Total = 3768 sq ft / 350 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2022. Produced for Hackney & Leigh. REF: 923175

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Please note that as this is a successful business, viewings may be arranged to accommodate guests requirements.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 26/11/2022.

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