

CASTLE INN HOTEL

Best Western Signature Collection



savills





CASTLE INN HOTEL

Best Western Signature Collection

BASSENTHWAITE • KESWICK • CUMBRIA • CA12 4RG

Savills are delighted to offer the rare opportunity to acquire the freehold interest in the Castle Inn Hotel. The property is an established and well-presented hotel in a picturesque location close to Bassenthwaite Lake in the Lake District National Park, Cumbria.

Bassenthwaite village – 1 mile, Cockermouth – 8 miles, Keswick – 8 miles, Loweswater – 11 miles, Crummock Water – 13 miles, Buttermere – 14 miles, Whitehaven – 21 miles, Ambleside – 25 miles, Windermere – 29 miles
(all distances are approximate)

KEY FEATURES

Full service 4-star hotel benefiting from a Best Western Signature Collection Brand

Extensive views of the wider Lake District National Park

45 en-suite guest bedrooms plus 3 further bedrooms presently utilised for management purposes

Castle Inn Tavern with approximately 40 covers

Ritson's Restaurant with approximately 60 covers

Conferencing and events facilities for up to 200 guests

Leisure club featuring a gym and swimming pool

On-site car park for up to 150 cars

Mature landscaped grounds with 9 whole putting lawn, croquet and tennis lawn

Existing planning permission for 33 additional bedrooms



Savills Manchester

Belvedere, 12 Booth Street, Manchester, M2 4AW

0161 236 8644

manchester@savills.com

LOCATION

The Castle Inn Hotel is located in the sought-after Lake District National Park. This UNESCO World Heritage Site is a premier tourist destination covering over 500,000 acres and attracted over 19.7 million visitors in 2017. It is home to England's highest mountain range and 12 of its largest lakes; offering vast walking, cycling and climbing opportunities.

The property is located at the junction of B5291 and A591, approximately 1 mile west of Bassenthwaite village, a small agricultural village. The hotel benefits from being in one of the picturesque locations in the whole of Cumbria and enjoys spectacular views. At 4 miles long and 3/4 miles wide, Bassenthwaite Lake is one of the largest bodies of water in the Lake District. It lies at the foot of Skiddaw mountain which boasts a 931-metre summit, making it the 6th highest in England. The lake is a popular water sports destination and every year hosts 'Bass Week,' a family regatta that ranks amongst the most popular open events in the North of England.

CASTLE INN HOTEL

The Castle Inn Hotel comprises of a detached property which was originally constructed as a former coaching inn dating to c.1770 and was converted into a hotel around the 1970s. The property has grown over the years since and features a number of single, two and three storey traditional and modern extensions.

The property presents 45 en-suite guest bedrooms with a restaurant and bar, conferencing and events facilities as well as a leisure club with a gym and swimming pool as well as sauna and steam room.





ACCOMODATION

Guest accommodation is currently provided across 45 individually designed en-suite bedrooms. There are a further 3 bedrooms which are currently used by the owners as office space. The bedrooms are finished and decorated to a good standard and have been well-maintained. They feature complimentary tea and coffee tray, aromatherapy toiletries, central heating, free wireless broadband, digital radio, hairdryer, direct dial telephone, flat screen TV with Freeview, iron, ironing board, desk and light.

The current breakdown of the bedroom stock is as follows:

| Room Type | Number |
|-----------------------|--------|
| Double/Twin Executive | 15 |
| Double Standard | 15 |
| King Suite | 8* |
| Double Executive | 4 |
| Family | 4 |
| 4 Poster | 2 |

*3 of which are currently in private use as stated above

There is potential for an incoming purchaser to expand the accommodation offer and generate further revenue by bringing the no. 3 x King Suite bedrooms back into letting use as well as take advantage of the existing planning permission (Application Reference 7/2015/2199) for the erection of a three storey extension to provide 33 additional en-suite bedrooms with associated landscaping works including planting, retaining walls, patio areas and a lake.

STAFF ACCOMODATION

The hotel benefits from a range of staff accommodation comprising an owner's apartment, manager's apartment, duty manager's suite and staff block with 12 bedrooms.

FOOD AND BEVERAGE

The hotel features a charming Castle Inn Tavern which is decorated in a traditional style and accommodates 40 covers and the more formal Ritson Restaurant with 60 covers.

EVENTS AND CONFERENCING

The hotel features extensive conferencing and events facilities. The breakdown of the suites are as follows:

| Facility | Capacity |
|----------------|----------|
| Budworth Suite | 200 |
| Skelton Suite | 60 |
| Dalton Suite | 40 |
| Senhouse Suite | 30 |

The Budworth Suite (ballroom) features a sprung dance floor and accommodates a maximum capacity of 200 guests.

Plans have been drawn up to split the Dalton Suite into 2 further letting bedrooms.

AMENITIES

The property benefits from a leisure club with around 400 members and a gym with life fitness equipment and a indoor heated swimming pool extending to approximately 15 metres. There is also a relaxation area, sauna and steam room,

The hotel has a games room as well as conservatory lounge for guests which overlooks the garden area. An incoming purchaser could take advantage of the existing planning permission (Reference 7/2017/2025) to upgrade the conservatory to a more contemporary design.

ANCILLARY AREAS

The ancillary areas within the hotel include the following: a commercial catering kitchen with preparation area, wash up area, still area, cellarage, cold store, dry store, ladies and gents WC's, administration offices

EXTERNAL AREAS

We understand that the property occupies a total site area of approximately 7.1 acres (2.874 hectares).

The hotel features attractive and mature landscaped grounds with a 9 whole putting lawn, croquet lawn and tennis court. There is on-site car parking provision for up to 150 cars

A field lies adjacent to the property and is owned by the current proprietors and grazed on an informal arrangement. A planning application (Reference 7/2010/2187) exists to change the use of this field into a parkland for the hotel.



GENERAL INFORMATION

Services

We understand that the hotel is connected to mains electricity and water but has propane gas, private drainage and oil heating. We have not undertaken any tests to ascertain the condition or capacity of these services.

Tenure

The property is held on a freehold basis.

Guide Price

Offers in excess of £3.25M are invited for the freehold interest via an asset sale are invited.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable to the purchaser in addition to the sale price.

Trade

Trading information is available to bona fide parties upon request and receipt of a completed and signed non-disclosure agreement.

TUPE

The purchaser will be required to comply with the relevant legislation in respect of current employees

Fixtures and fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

Energy

EPC Rating D 88

Local Authority

The Lake District National Park Authority
Murley Moss, Oxenholme Road
Kendal, LA9 7RL

Business Rates

The rateable value for the year commencing 1st April 2017 is £148,250.00.

Licences

We understand that the hotel benefits from all the necessary licences for the conduct of the business.

CONTACTS

For further information on this exciting opportunity please contact:

Tom Cunningham

tcunningham@savills.com

+44 (0) 161 1244 7709

+44 (0) 7894 341 564

Michelle Mirandi

michelle.mirandi@savills.com

+44 (0) 161 277 7219

+44 (0) 7971 071 934

Viewings

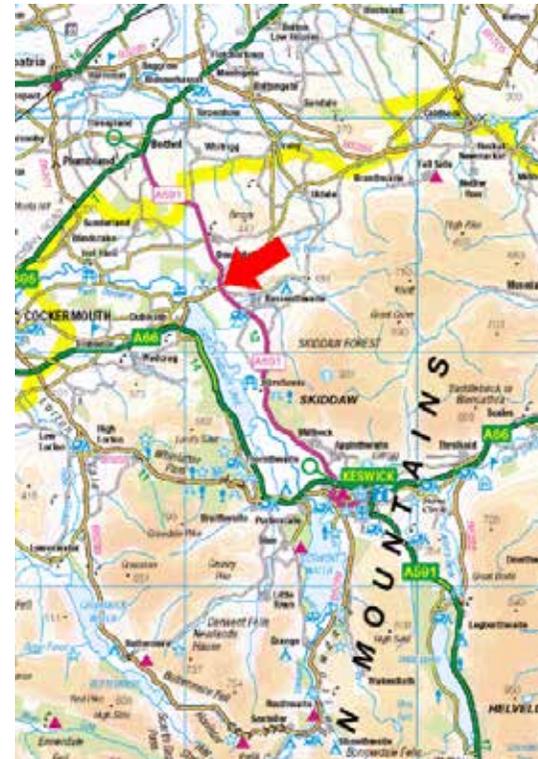
Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Address

Castle Inn Hotel by Best Western Signature Collection, Bassenthwaite, Keswick, Cumbria, CA12 4RG

Directions

At junction 40 of the M6 take the A66 exit (Keswick Bypass) towards Penrith/Workington/Brough. Continue straight for approximately 0.6 miles and at the Skirsgill Interchange, take the first exit onto the A66. After approximately 1.6 miles, at the roundabout take the third exit onto the A591, and after approximately 6.8 miles, Castle Inn Hotel will be on the left hand side.



IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20/01/10 MM. Kingfisher Print and Design Ltd. 01803 867087.

