Rusland Pool Hotel & Bar

Haverthwaite, Newby Bridge

Cumbria

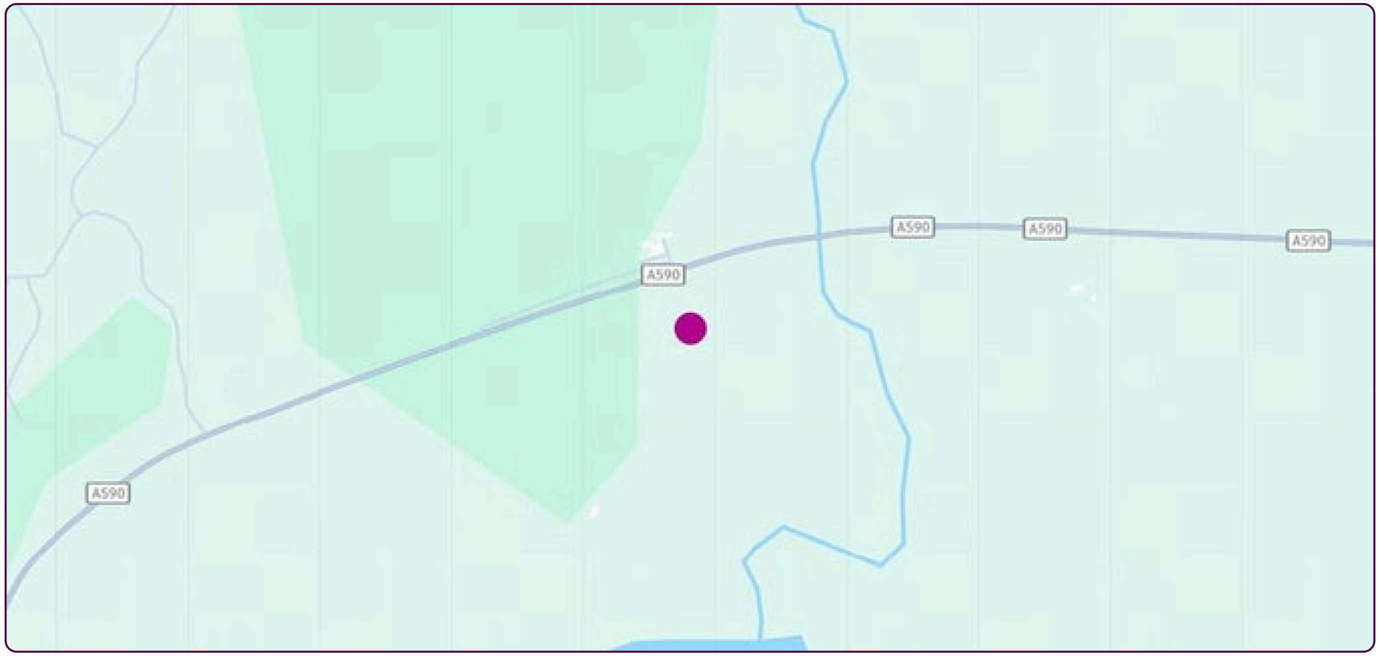
LA12 8AA

Freehold: £1,250,000

Ref: 6445161

KEY HIGHLIGHTS

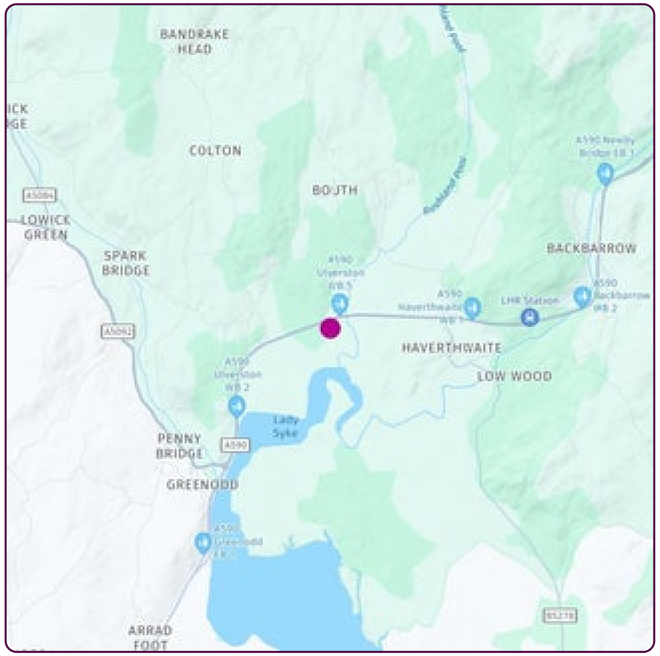
- Prominent Roadside Position
- Turnover Y/E 31.10.23 c.£700,000
- 18 En suite Guest Bedrooms plus 2 Bed Flat
- 2 Bars & c.100 Covers Dining Space
- Beer Patio, Children's Play Area
- Car Park (35) | Scope to Develop | EPC Rating C

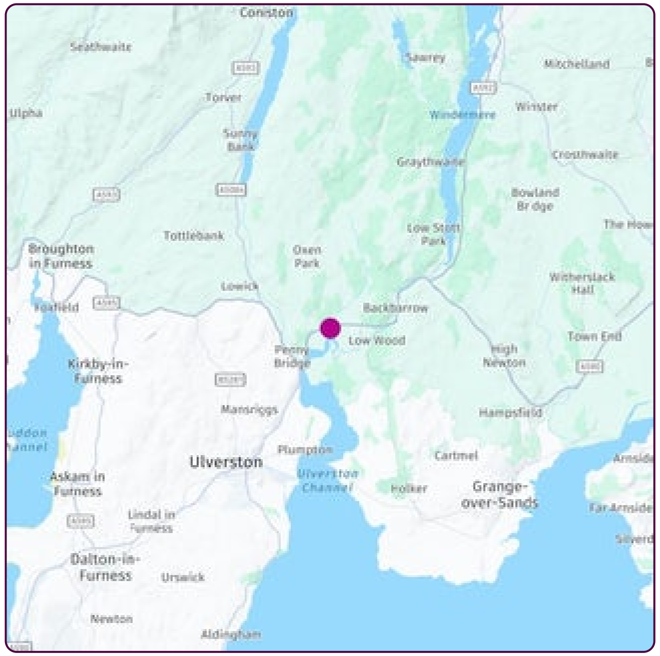


LOCATION

Located just off the A590 between Haverthwaite railway and Greenodd, close to Newby Bridge and Ulverston. The property occupies a prominent position close to the busy A590 road, linking the M6 to the Southern end of Lake Windermere. It is close to the village of Greenodd and offers good access to the Lake District region, one of the most sought after and visited locations in the UK.

It's namesake river, the Rusland Pool, slices its way through the woodlands of the Rusland Valley and out past the hotel concluding its journey into the Morecambe Bay Estuary, which is the largest expanse of mud and sand plains in the United Kingdom.





DESCRIPTION

Originally known as the Black Lion, this historic Inn underwent a fascinating transformation over the years. In 1860, C.F. Dickson, owner of Black Beck Gunpowder Works, renamed it Dickson's Arms. During the 1940s and 1950s, it served as a transport cafe before a comprehensive refurbishment in the 1990s. The final touch was renaming it Rusland Pool Hotel, paying homage to the nearby river.

Set in c.1,227 acres of land, The Rusland Pool Hotel boasts 18 bedrooms offering double, twin or family rooms.

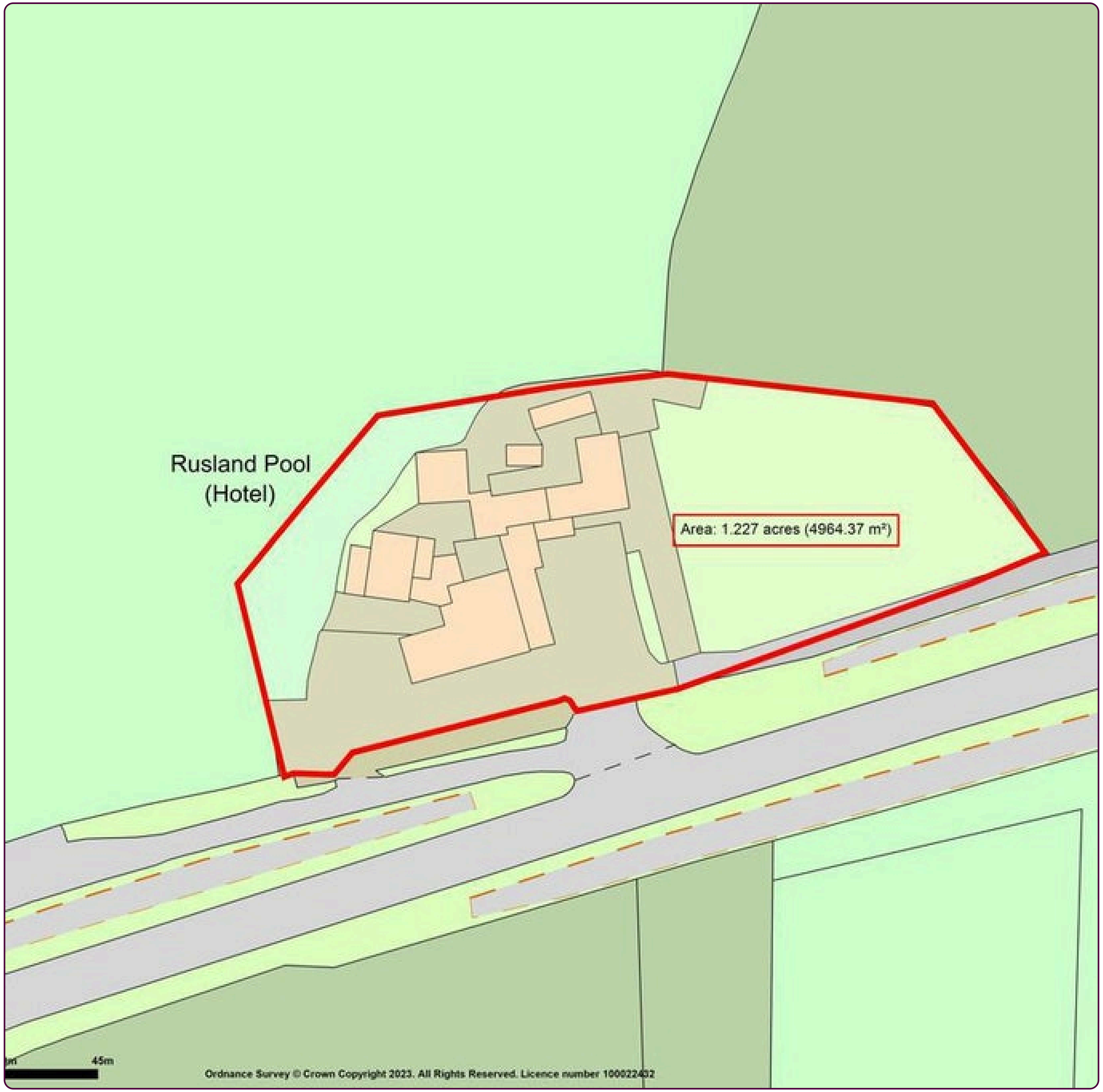
The site closed in early 2025.

THE OPPORTUNITY

The Rusland Pool Hotel offers an excellent opportunity to acquire a historic and well known hotel and coaching Inn located in a prominent location with easy access from M6 and central lakes.

Prior to closing the business was long established and offered excellent scope to develop trade and potentially extend the building subject to gaining the relevant planning permissions. There is scope to utilise the land in a better way such as using the higher ground for camping pods, as well as putting the paddock to better use.

There is also an option to increase room capacity by extending the building.



INTERNAL DETAILS

A detached property extending to two storeys under pitched roofs, with colour washed elevations and single storey extensions to the side and rear.

On the ground floor there is a small reception which offers access to the restaurant and bar areas. The space can be utilised well in quieter months and can be closed off for functions and private dining.

ANCILLARY AREAS

Customer toilets, prep areas, upland beer store, storage and commercial grade catering kitchen equipped with a range of stainless-steel fittings.

FIXTURES & FITTINGS

Fixtures and fittings are included with the exception of items that are personal to our client.


EXIT
Menu
Menu
Table 14
£4.95

LETTING ACCOMMODATION

The letting accommodation comprises of 18 en suite bedrooms with a selection of double, twin, family, executive and suites.

OWNER'S ACCOMMODATION

There is a two bedroom owner's flat on site.

TRADING INFORMATION

Year ending 2023 (10 months) turnover of £643,000.
Year ending 2022 turnover of £533,000.

Full trading accounts can be made available to seriously interested parties.

EXTERNAL DETAILS

The hotel is set within circa two acres and has easy access from the main road with car parking for around 35 vehicles. It also includes an electric charging point.

There is an outside seating area overlooking a paddock. The site extends to c.1,227 acres.

BUSINESS RATES

The Rateable Value is £32,750 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

MARSLIE MCGREGOR
Business Agent - Pubs & Restaurants
T: +44 7813 072 460
E: marslie.mcgregor@christie.com

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