

MORTAL MAN

TROUTBECK, WINDERMERE, LA23 1PL

PUBLIC HOUSE INVESTMENT WITH LETTING ROOMS FOR SALE





HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Victoria Westlake Limited
- Property arranged over four levels
- 11 en-suite letting rooms
- Site extending to 2.63 acres
- Current rent of £116,301 per annum*
- Lease expires September 2034
- Lease benefits from a landlord break option upon serving 3 months notice
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year)
- We are instructed to invite offers in excess of £975,000 (11.3% NIY)
- Business unaffected by sale

LOCATION

Located in the historic village of Troutbeck within the Lake District, 2.9 miles (4.6 kilometres) north of Windermere and 3.2 miles (5.1 kilometres) south west of Ambleside.

The Mortal man is situated in a predominantly rural area with nearby independent, hospitality occupiers including the Queens Head and High Fold Guest House. The A592 road is located a short distance to the east and provides access to Windermere to the south and Penrith to the north.

DESCRIPTION

The property comprises the ground, basement, first and second floors of a three storey detached building with painted and rendered elevations beneath a multi-pitched roof.

**Please note the vendor has agreed a personal non-assignable rent concession with the tenant to charge the full rent in the summer months and 6 months half rent during the winter months.*



Demised Estate



Access Road



LINKS

GOOGLE STREET VIEW



BIRDS EYE VIEW



ACCOMMODATION

Ground Floor

The ground floor has a main entrance lobby and reception area leading in to the pub lounge with single bar servery. The main customer trading area has a pub lounge to the front and games area to the rear with seating for 30 customers. There is an interlinking bar servery into an additional drinking lounge consisting of 25 covers. There is a separate entrance into the hotel accommodation and the garden room towards the rear of the property. The garden room possesses views overlooking the valley and provides restaurant seating on loose tables, chairs and benches for 50 customers. Ancillary areas include stores, commercial kitchen and customer WC's.

Basement

The basement provides self-contained living accommodation consisting of four bedrooms, living room, kitchen and bathroom.

First Floor

The first floor comprises letting accommodation providing 7 en-suite letting rooms (4 standard doubles, 2 king double and 1 super king double).

Second Floor

The second floor provides 4 additional en-suite letting rooms (4 standard doubles).

Externally

There is a single storey outbuilding which consists of a one bedroom apartment with bathroom and kitchenette. There is parking to the front for 15 vehicles and an extensive beer garden to the rear of the property with seating for 120 customers.



PREMISES LICENSE

The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times:

- Sunday to Thursday: 9am - 12am
- Friday and Saturday: 9am - 12:30am

TENURE

The property is held freehold (Title Number CU134878) as outlined in red on the above Promap. Please note that the vendor will retain a right of way over the access road shown in purple.

TENURE

The entire property is let to Victoria Westlake Limited on a lease expiring 4 September 2034 at a current rent of £116,301 per annum* which is subject to five yearly open market reviews and annual uncapped RPI (except in the open market review year). The lease is excluded from the Landlord and Tenant Act with the landlord benefitting from a break option upon serving notice at least 3 months before the break date. A rent deposit of £27,891 is held by the landlord.

*Please note the vendor has agreed a personal non-assignable rent concession with the tenant to charge the full rent in the summer months and 6 months half rent during the winter months.

PLANNING

The property is Grade II Listed and situated within Troutbeck Conservation Area.

TERMS

We are instructed to invite offers in excess of £975,000 (11.3% NIY) assuming the usual purchasers costs.

RATEABLE VALUE

£58,000.





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EPC

E - 108.

FIXTURE & FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective Purchasers who will need to provide proof of identity and residence.

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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