

**Interesting Hotel/Restaurant/self-catering opportunity  
To Let on a new lease**

**The Underwood Estate  
The Hill  
Nr Millom  
Cumbria  
LA18 5EZ**



**South West Lake District development opportunity**

The Underwood Estate occupies an attractive location in south west Cumbria on the fringe of the Lake District National Park (although in an area which is proposed to be included in an extended Lake District National Park boundary). The south west lakes is regarded as being a 'hidden gem' and offers good access to the western fells, the Furness peninsular, Broughton-in-Furness, Coniston and the 'hidden valleys' of the west Lake District. In addition to that, there are significant business interests on the west coast of Cumbria which is known as 'Britain's Energy Coast' with proximity to the renewable nuclear industries and the supply chain associated with them.

## Description

The available property comprises a range of buildings which until relatively recently operated as a successful boutique hotel with leisure facilities and wedding venue. The property, which is now in need of complete refurbishment, offers an excellent opportunity for an incoming tenant to recreate a restaurant/function suite, hotel, function venue, spa facilities with associated potential for self-catering accommodation converting the existing buildings which are in the grounds. The former Coach House previously provided owners' accommodation.

The main house comprises 5 ensuite bedrooms at first floor, together with a range of public rooms on the ground floor including lounge, sunroom, dining room, swimming pool (disused), kitchen and ancillary accommodation. The Bower House comprises 3 bedroomed self-catering accommodation in a detached 2-story building in the grounds. The Coach House previously comprised owner's accommodation but would be capable of providing additional letting bedrooms or a self-catering cottage.

The property sits in extensive grounds together with a field running down to the main road which passes the property. Access from the main road is via a tree-lined drive and there is scope to use former tennis courts/hard standing as accommodation suitable for siting of marquees.

The Estate offers the following accommodation:-

## Accommodation

### Main House

Ground floor; entrance porch; vestibule; impressive entrance hall 4.74m x 4.52m; lounge 4.25m x 4.15m; sun lounge 4.15m x 6.50m plus 3.88 x 2.15m through to pool area; swimming pool area 8.69m x 13.67m (overall) plus changing facilities; residents lounge 4.75m x 6.07m; kitchen 4.26m x 4.30m; conservatory 4.18m x 2.44m; utility room/rear porch; kitchen prep room 3.83m x 2.93m; cloakroom with wc and whb.

First floor – 7 letting bedrooms as follows 'Duddon' – 4.90m x 4.44m plus ensuite with bath, wc and over bath shower; 'Beech' - 4.03m x 4.17m plus ensuite, shower, wc & whb; 'Knott' – 3.98m x 4.80m – including ensuite; 'Forest' – 4.75m x 4.1m plus ensuite; 'Court' – 4.65m x 3.9m plus ensuite

Attic – 'Orchard' – 4.65m x 4.30m plus separate ensuite; 'Chestnut' – 4.85m x 3.5m including ensuite.

### The Bower House

This property was previously utilised as a self-catering suite to the main hotel and would be capable of continued use as self-catering or Airbnb.

Ground floor; Open-plan lounge/dining/kitchen 6.25m x 7.7m plus 3.42m x 7.7m (including kitchen).

First floor; bedroom 1 4.67m x 4.26m; bedroom 2 3.57m x 3.45m; bedroom 3 4.27m x 2.94m; bathroom 2.0m x 3.2m

### The Coach House

Ground floor – entrance hall and porch; living room 3.8m x 4.60m; kitchen 3.01m x 4.60m; reception 2, 3.85m x 4.70m; rear room (occasional bedroom/study) 4.20m x 3.40m;

First floor – bedroom 1 3.51m x 4.61m; bedroom 2 3.51m x 4.57m; bathroom 2.45m x 1.71m

### Outside

Substantial gardens and grounds surrounding the main house, cottage and Bower house include former tennis courts/car parking area. In addition to that is agricultural land running to the west and south of the main building.

Total site area – approx. 3.16 hectares (7.81 acres)

### **Terms**

The property is available to let on an overriding long lease for a term of 25 years with 5-yearly rent reviews. It is proposed that the lease will be structured on the basis that the incoming tenant attends to refurbishments to the property, and the rental will be reduced to reflect landlord's contribution to those works meaning that in the initial stages of the lease, there would be a modest rent payable which would rise during the course of the 25 year term.

Further details are available on request and would be dependent upon the refurbishment proposals and specification to be achieved.

### **Proposal**

The landlord is offering the property on the basis that the incoming tenant will establish fully refurbished leisure accommodation onsite and the tenant will undertake to keep the property in repair during the term of the lease. The cost of refurbishment of the accommodation will be reflected in the rental charged during the term of the lease. Whilst the freehold interest in the property is not available at the current time, the landlords would, in principle, be prepared to offer an option to purchase the freehold interest in the property at the end of the lease. Further details are available on request.

### **Rating Assessment**

We are advised that the property is assessed for rates as follows: -

Rateable value £11,750  
UBR – 49.1p (2019/2020)

Applicants are advised to make their own enquiries of the local rating authority.

### **Energy Performance Certificate**

To be provided.

### **Legal Costs**

Each party to be responsible for their own legal fees incurred in the preparation of a new lease agreement and agreement for lease.

### **VAT**

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

### **Viewing**

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.



