



YHA Coniston Coppermines

Coniston, Cumbria, LA21 8HP

Freehold £400,000

- Opportunity to acquire a unique freehold property currently operating as a youth hostel.
- Preference for continuation of business as a YHA franchise, with options considered for an independent hostelling business, or change of use.
- YHA is a national hostelling brand, charity and social enterprise with a 95-year heritage.
- This property is trading and currently part of YHA's network of over 100 hostels across England & Wales
- www.yha.org.uk/hostel/yha-coniston-coppermines

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LOCATION

YHA Coppermines is set in a stunning location in Coppermines Valley at the foot of The Old Man of Coniston. Mining took place here for over 400 years but the valley is now a rural retreat offering plenty of hiking routes and providing a great base for outdoor activities and walking holidays. The picturesque town of Coniston with its many cafés, pubs and restaurants is less than one mile from the property. The town is located between Coniston Water, one of the Lake District's 16 lakes, and the fell named 'The Old Man of Coniston', and other places of interest within the National Park are easily accessible from the town. Coniston lies on the A593; Ambleside is 8 miles north and Greenodd 11 miles south. This two storey, detached building is of local stone construction with a whitewashed exterior. It has single storey extensions under a pitched slate roof and briefly comprises:

TRADE AREAS

Entrance vestibule with BOOT ROOM to the left, leading to a RECEPTION AREA. Unused KITCHEN AREA to the rear of reception. To the left of the main entrance is the DINING ROOM with wood flooring and seating to accommodate approximately 20. SELF-CATERING KITCHEN with Altro nonslip flooring, WASH and PREP AREAS and a good selection of catering equipment and appliances.

LETTING ACCOMMODATION

Ground floor:

LETTING ROOM 1 (sleeps 7)
2 SHOWER ROOMS and 2 WCs.

First floor:

LETTING ROOM 2 (sleeps 5)
LETTING ROOM 3 (sleeps 4)
LETTING ROOM 4 (sleeps 4)
LETTING ROOM 5 (sleeps 4)
LETTING ROOM 6 (sleeps 2)
Communal lounge (20)

Additionally, there are TWO SHOWER ROOMS, one with WC and separate WC.

OWNERS ACCOMMODATION

Ground floor, self-contained MANAGER'S STUDIO FLAT which features LOUNGE/BEDROOM with KITCHEN AREA and a separate BATHROOM with SHOWER CUBICLE.

EXTERNAL

STORAGE SHED, enclosed BIN AREA and parking for approximately 4 vehicles.

THE BUSINESS

YHA Coniston Coppermines is in a remote, rural location at the foot of The Old Man of Coniston. It attracts groups of walkers, hikers and watersports enthusiasts, and trades primarily on an exclusive hire basis due to its broad appeal and unique location.

YHA adopts 3 main opening patterns; these patterns are determined by a number of factors ranging from the wants and needs of the guests to the trading environment and the time of year. The opening patterns are F and I (Families and Individuals travelling independently), exclusive hire (taking over the entire unstaffed hostels exclusively) and organised groups/educational school trips. Each YHA hostel can adopt one or more of the above patterns during a trading year and will frequently transition between them throughout the season in order to maximise business opportunities. YHA Coniston Coppermines is currently operating a trading pattern which offers exclusive hire for groups or guests.

LICENCE

A full Premises Licence is held.

Council Tax: Band A for the owner's/staff accommodation

SERVICES

Mains electricity and water are connected. Private septic tank. LPG for heating, hot water and catering appliances.

Local Authority: Westmorland and Furness Council.

Rateable Value: £4,600 as at 1 April 2023.



TENURE & PRICE

FREEHOLD £400,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The property is offered up for sale with preference for continuation of business as a YHA franchise, with options considered for an independent hostelling business, or change of use.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

TUPE

The business is being sold as a going concern and under Transfer of Undertakings (Protection of Employment). There are no members of staff being transferred.

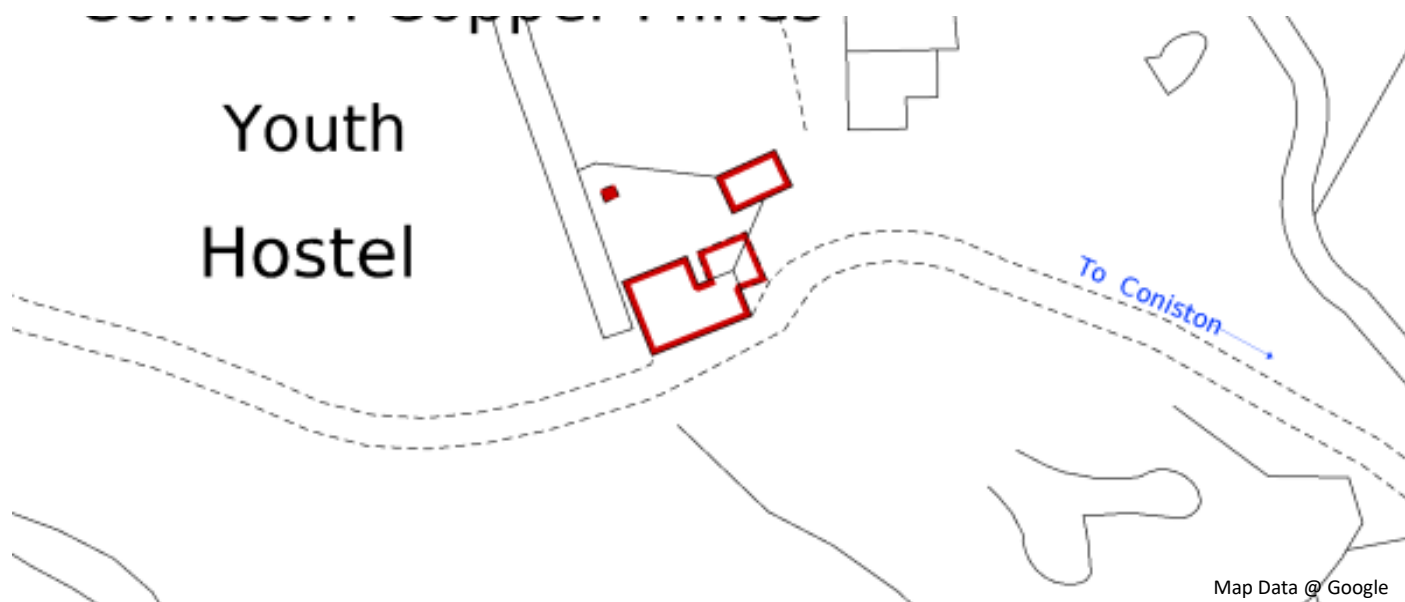
YHA FRANCHISE

YHA's network comprises over 100 hostels across England & Wales, with a collection of unique buildings in amazing locations: in cities, national parks, rural, village and coastal locations.

In 2022-23 over 845,000 guests stayed with YHA, with guest satisfaction ratings averaging over 90%.

The YHA network already includes a significant number of independently owned and operated hostels under the YHA brand. YHA is excited to offer the opportunity for the right partner with entrepreneurial ambition and matching values to join the network.

For further information about YHA franchise opportunities please contact Sidney Phillips.



BUSINESS MORTGAGES
01834 849795
We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE
01432 378690
Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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