admiral
TAVERNS



HARE & HOUNDS, GRANGE OVER SANDS

GRANGE-OVER-SANDS, LA11 6NN

- Exceptional countryside location with outstanding views
- Five stunning letting rooms
- Traditional features with an Edwardian feel

YOUR INVESTMENT:
£25,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Hare & Hounds is a charming and historic 17th-century coaching inn located in the picturesque hamlet of Bowland Bridge, just a few miles east of Lake Windermere and around 10 miles from Grange-over-Sands. Steeped in history, the pub has evolved from its coaching inn roots into a beloved locals' pub, and, in the 1990s, was thoughtfully expanded into a hotel, pub, and restaurant. Today, The Hare & Hounds enjoys an award-winning reputation for delivering exceptional food, a welcoming atmosphere, and genuine hospitality. It features five beautifully appointed letting rooms, making it a sought-after destination for both visitors and locals alike. Set in the tranquil Lake District countryside, Bowland Bridge is accessible via scenic local roads off the A6 and A590, with convenient motorway connections via the M6 and M65. Public transport links include a regular bus service through the hamlet and the nearest train station at Windermere, just 5 miles away.

Pub Layout

On entering this charming pub, to the left you are welcomed with a comfy snug with cosy fixtures and fittings, complete with an open fire place which is exceptionally popular on the cooler days and this area is serviced by the delightful bar slightly to the right. To the right hand side, you will find the dining area, a mixture of traditional seating, quirky furnishings, all beautifully decorated, with enough space for around 50 diners. Directly in front of you when entering the pub is access to the wonderful letting rooms located on the first floor. There is a patio to the front of the pub with four tables and to the right hand-side there is a fantastic beer garden with dramatic and uninterrupted views of the surrounding countryside. There is an outside bar serving the beer garden which has enough space for a further 50 covers

TRADING STYLE

The Hare & Hounds is the definition of a Country Inn, with its exceptional location, beautiful letting rooms, traditional drinking area and fantastic premium food offer. The trade here is currently a 70/30 split towards the food side of the business. The five beautiful letting rooms provide a significant amount of additional income to the pub. They're in great condition and get rave reviews, providing a perfect stay for customers.

ACCOMODATION

Private Accommodation
There is no private accommodation at this pub.
Trade Accommodation
Located on the first floor of the pub and accessed through the main entrance are the beautiful letting rooms. There are five double rooms in total, all with en suite bathrooms, decorated to an exceptional standard.

FINANCIAL

Annual Rent: £51,500
Security Deposit: £10,000
Working Capital: £10,000
Stock: £5,000
Fixtures and Fittings: To be confirmed upon valuation – funding options available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

I am looking for an experienced licensee with experience and knowledge of running a multi faceted business. This individual or couple must be willing to embed themselves within the community and support locals, as well as championing marketing and social media to attract tourists. This is a rare opportunity for someone to take on a pub with this level of untouched revenue and must be able to produce a flawless business plan to unlock the potential of this gem. A higher level of funding will be required, given the amount of income streams the Hare & Hounds has to offer. There is also a free of tie option available.