

# FOR SALE

FREEHOLD AIR BNB BUSINESS INVESTMENT

THE PAPER HOUSE

8 YEWDALE ROAD, CONISTON, LA21 8DU

Carigiet  
Cowen



**SALE PRICE**  
**£675,000**

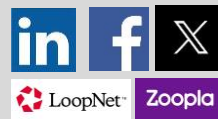
## ATTRACTIVE LAKE DISTRICT LOCATION

- \* AIR B&B BUSINESS PLUS RETAIL UNIT \*
- \* GENEROUS RENTAL INCOME ATTACHED \*
- \* RECENTLY FULLY REFURBISHED TO A HIGH STANDARD \*
- \* RETAIL UNIT SUITABLE FOR OWNER OCCUPATION OR INVESTMENT \*



01228 544733

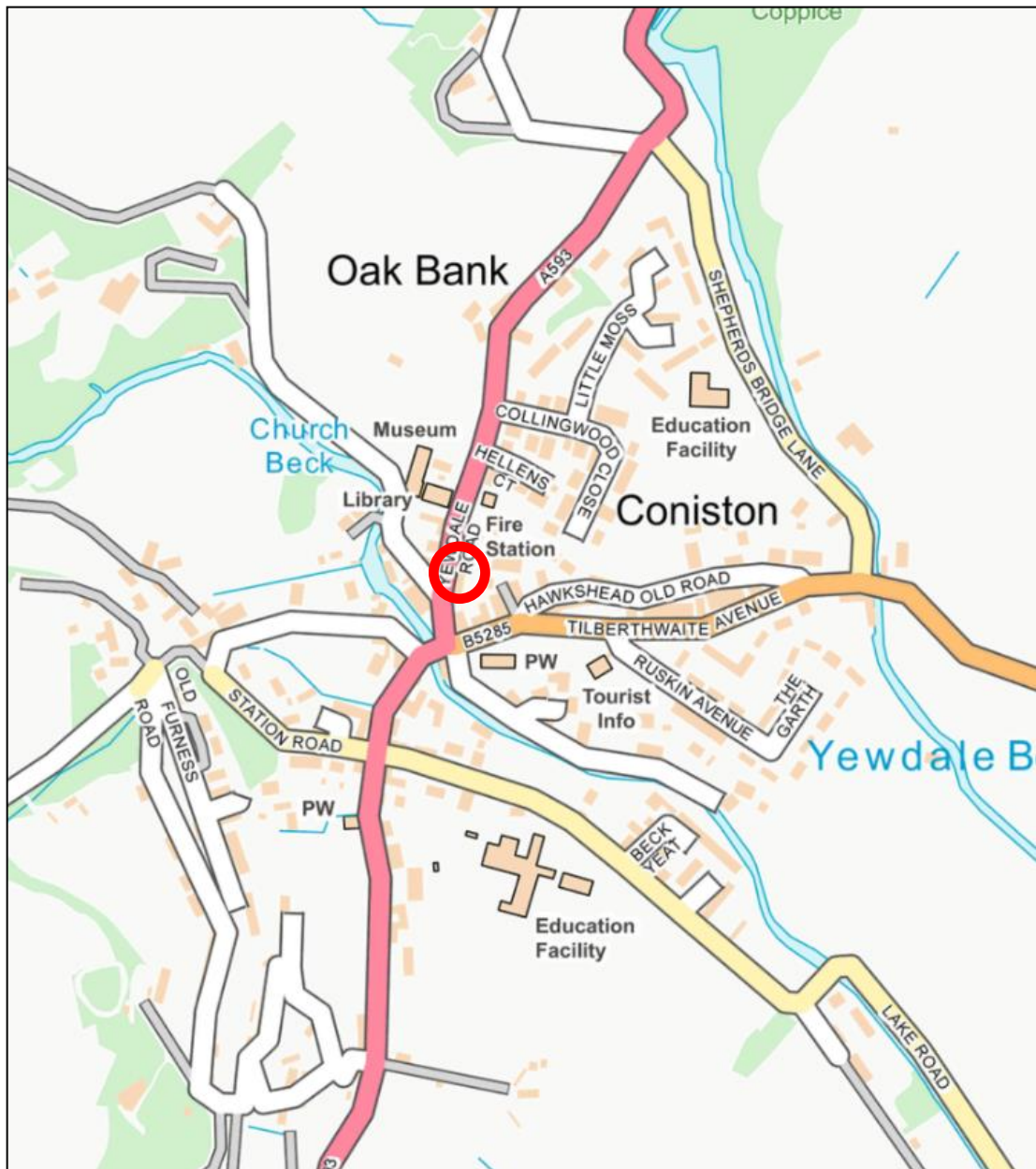
[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)



## LOCATION

Coniston is a popular village and civil parish in the Furness region of Cumbria within the southern part of the Lake District National Park. The village is located on the northwest shores of Coniston Water and sits at the edge of Coppermine Valley and Yewdale Beck which descends from the Coniston Fells. Ambleside is the nearest town approximately 7 miles to the north east of Coniston, and it is a popular tourist destination and is famous for the history of the Bluebird K7 and The Old Man of Coniston popular fell walking routes.

The Paper House is located on Yewdale Road, the main road travelling through the centre. Surrounding occupiers include a couple of popular public houses, private independent shops, cafe, and a petrol filling station. The position lies around 10-15 minutes walk from the shores of Lake Coniston and landing areas.





## DESCRIPTION

8 Yewdale Road is a lakeland stone-built mid terrace mixed-use property in the heart of Coniston. The property offers a vacant commercial unit on the ground floor and four recently refurbished ensuite Air B&B rooms above.

The ground floor commercial unit boasts an attractive frontage on to Yewdale Road which provides good footfall and trade opportunity. Internally, the accommodation is an open plan rectangular floor area, including air conditioning and CCTV. To the rear of the ground floor there is a utility room, water tank room, WC and stairs leading to the basement level stores room.

The Air B&B accommodation lies over the first and second floors, providing four modern ensuite rooms, and a dedicated kitchen on each floor. The accommodation is finished to a high standard and viewing is highly recommended to appreciate the quality of accommodation on offer. To the rear the property offers a dedicated patio/yard area with a storage shed. There is car parking provided for 1 no. vehicle at present.

## ACCOMMODATION

Floor	Sq m	Sq ft
<u>Retail Shop</u>		
Ground Floor Shop	37.13	(400)
Basement	18.06	(194)
<u>Utility Room</u>		
<u>Air B&amp;B Accommodation</u>		
First Floor	36.13	(389)
Second Floor	35.63	(384)

## SERVICES

We understand the property is connected to mains electricity, water and a drainage system.

## RATEABLE VALUE & COUNCIL TAX

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £5,700. The National Non-Domestic Rate in the £ for the current 2024/2025 rate year is 49.9p. The residential element is situated within Band-D.







### THE OPPORTUNITY

The freehold business and investment opportunity is being offered due to retirement purposes. The current owners set up and started the Airbnb operation from the premises and owner occupied the ground floor commercial unit for themselves.

A full breakdown of running costs, income and profit can be provided to genuinely interested parties. At present, the total net income for the Airbnb operation generates around £35,000 per annum net profit.

The vacant commercial unit lends itself to being rented out as further investment, and a rent in the order of £10,000 per annum exclusive could be attainable. Alternatively, converting to an additional residential unit may be possible, subject to planning.

The opportunity carries a lot of potential. At present, the owners solely use Airbnb as their booking platform. Expansion into alternative sites would be possible and would likely lead to a higher net profit. In addition, a review of pricing would be appropriate.

### SALE PRICE

The freehold business investment is available FOR SALE and offers in the region of **£675,000** are invited.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E-120.

### COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

### VAT

No VAT is payable on the sale price.

### VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.  
For further information, please contact:

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