



Widely known premises comprising bars, restaurant and function spaces with 24 letting bedrooms, 2 x two bedded staff/private apartments and the popular Kirkby Lonsdale Health Club

High profile site adjoining busy A65 Yorks Dales – Lakes route in popular/affluent area

Approx. 1.07Ha/2.65A incl. extensive parking. Significant potential for development options (subject to planning)

The Whoop Hall, The Meadows, Kirkby Lonsdale,
LA6 2GY

First Floor, 35 The Grove, Ilkley, LS29 9NJ
Email: alastair@atkinsonassoc.co.uk

Location & Description

Whoop Hall is a long-established business, a high profile 'landmark' property one mile south of Kirkby Lonsdale. The site is accessed directly off the A65 onto a private road, which provides access to the Hotel and Health Club and a residential development known as "The Meadows". The A65 conveniently connects the site to the M6 motorway six miles to the west. The site is well situated to benefit from both an affluent local clientele as well as the significant passing/visitor trade.

The property comprises 24 bedrooms including bar and extensive dining/functions facilities, with adjoining Health Club (pool/gymnasium and treatment areas), plus private and staff quarters.

On a site of approx. 1.07Ha (2.65 Acres) including extensive landscaped grounds and parking, the property is suitable for a variety of development options (subject to planning).

Following many years of family ownership (latterly operated by way of tenancy) the previous Hotel premises are presently being operated on a low-key basis pending a disposal; no historic trade details are available. The Health Club (operated independently) remains successful with a considerable local following.

The sale of this site represents a rare opportunity to acquire a site of this provenance and quality – now suitable for reinvestment to meet a new owners' operational requirements, capitalising on the attributes of the property and superb location.

Summary of Accommodation

(Areas are approximate – for guidance only).

ENTRANCE/RECEPTION with Office, Ladies/Gents and accessible WC's

BAR AREA plus GAMES ROOM (132 sq.m/1420 sq.ft) Beer cellar below and with Bottle Store.

LOUNGE/CAFÉ/DINING AREA (71 sq.m/764 sq.ft) leading to (rear) BREAKFAST/DINING ROOM (38 sq.m/409 sq.ft). Doors to rear TERRACE and car parking/GARDEN.

Rear ENTR.ANCE with store off, plus LADIES/GENTS WC's (accessible to dining/bar areas).

DINING ROOM (54 sq.m/581 sq.ft) with GALLERY SEATING on 2 sides (31 sq.m/334 sq.ft), extending at rear into further

DINING/PRIVATE MEETING ROOM (33 sq.m/355 sq.ft).

FUNCTION/CONFERENCE ROOM (145 sq.m/1561 sq.ft) with bar.

KITCHEN/PREP AREAS (83 sq.m/893 sq.ft) with cold stores and delivery access to rear.

24 LETTING BEDROOMS – 2 at ground floor level (one 2 bed suite, one accessible for disabled), all with EN-SUITE BATHROOM (2 with shower only).

Various STORES/OFFICES etc

Ground floor PRIVATE/MANAGEMENT ACCOMMODATION, self contained, comprising Entrance, Lounge/Kitchen, office, 2 Bedrooms and Shower room/WC

'The Loft' – (first floor to Health Club) - 2 Bedroom STAFF APARTMENT with Lounge/Dining/Kitchen plus Utility and Shower room/WC.

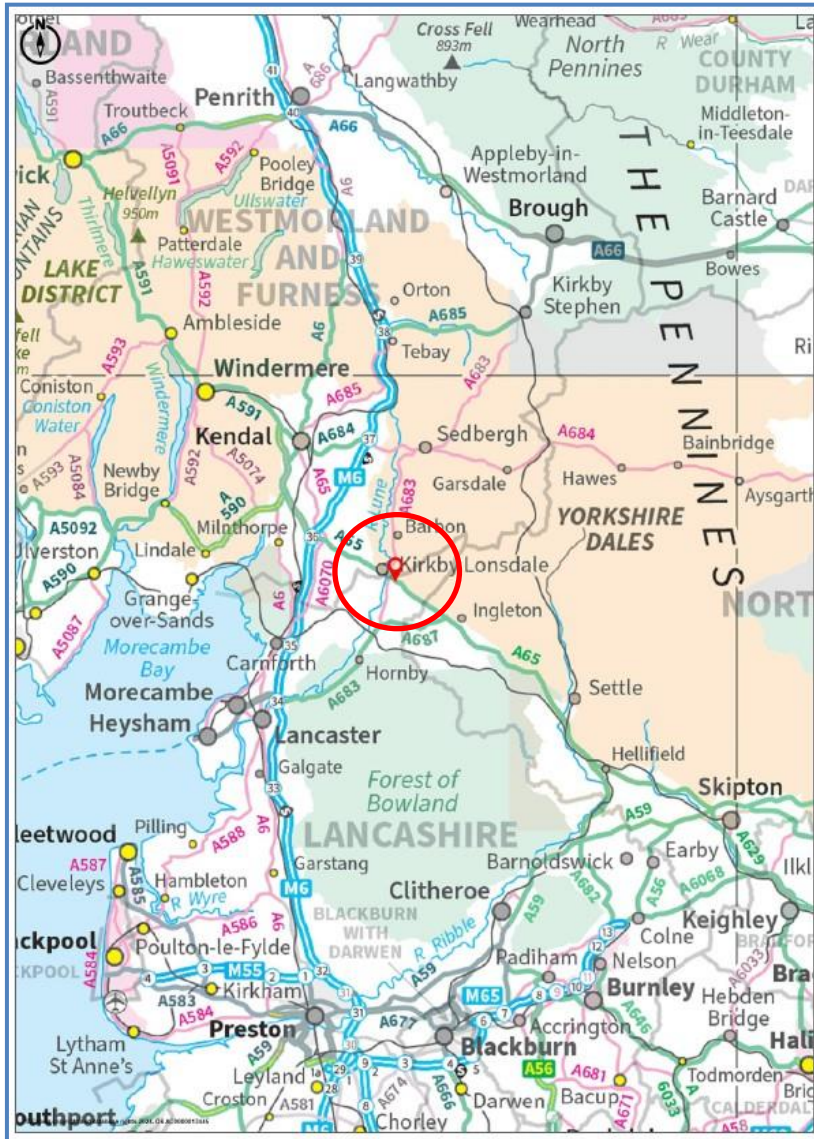
(Separate block in Car Park) – 2 additional STAFF BEDROOMS plus shower/WC.

HEALTH CLUB:

- RECEPTION (access from Car Park or main building Reception).
- SWIMMING POOL 18.0 x 7.3 m including Jacuzzi/children's area, with Ladies/Gents changing areas plus facility for disabled. SAUNA/STEAM ROOM
- FITNESS AREA/GYMNASIUM plus 2 Treatment Rooms

The accommodation totals approx. 1,552 sq.m/16,708 sq.ft (967 sq.m/10,404 sq.ft to ground floor, 586 sq.m/6304 sq.ft to first floor), the Health Club a further 470 sq.m/5,070 sq.ft – total approx. 2,022 sq.m/21,776 sq.ft. - (all areas gross/approximate).





Site Plan – For Identification Only

Guide Price
£1.25M Freehold

Rateable Value
£28,500 (Hotel)
£20,750 (Health Club)

EPC - B (44)

Viewing
Strictly by arrangement with the sole agents
- (Ref: Alastair McDowell)

E: Alastair@atkinsonassoc.co.uk
M: 07889 719536
T: 01943 666955



Atkinson Associates themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Atkinson Associates has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS November 2023**