



# Ambleside Climbing

Above Adventure Peaks, 101 Lake Road, Ambleside, LA22 0DB

Offers in the region of £40,000

Introducing the Ambleside Climbing Wall – a truly unique business opportunity nestled in the heart of the central Lake District. This fully fitted and equipped indoor climbing centre has operated successfully since its inception in 2010.

It provides an impressive 16 lines of indoor climbing together with an adjacent bouldering wall area; both are reset on a regular basis to maintain climber interest.

The business would ideally suit an owner operator or there is an experienced manager in place to assist the purchaser. The Ambleside Climbing Wall currently caters for individuals, university students, group, family and party bookings, corporate days and schools, providing skill development and fun for all ages and abilities.

The business trades as leasehold within The Adventure Peaks and Expedition Shop building, conveniently situated between three Public Car Parks within 5 minutes' walk of the climbing centre. It can easily be found via the brown tourist attraction signposts added by the Lake District National Park at nearby road junctions.

The business has a solid turnover of approximately £80,000 with management accounts available. This business offers a fantastic lifestyle opportunity with room for further growth and development. The business currently features on [www.amblesideadventure.co.uk](http://www.amblesideadventure.co.uk) but the Domain to be sold with the business would be [www.amblesideclimbingwall.co.uk](http://www.amblesideclimbingwall.co.uk).

### Tenure:

A new 5 or 10-year Lease is available with a rent of £13,200 + VAT (£15,840) per annum inclusive of business rates (£1100 monthly).

### Services

Mains Water electric and drainage included. Electric is payable separately.

### Asking Price:

Offers in the region of £40,000



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

### Additional Opportunities by separate negotiation: Ambleside Adventure

A secondary business currently being operated by Adventure Peaks Ltd that provides outdoor activities daily:

- Lake District Guided Walks
- Challenge Events – 3 peaks
- Ghyll Scrambling
- Outdoor Rock Climbing

Turnover is approximately £60,000 with lots of opportunity to expand the platform to include additional activities, such as Biking (Road/Mountain bike/E-bikes) Via Ferrata and Water sports.

The business currently benefits from a **High Page One Google Ranking** for all its events and currently, does very little additional marketing, therefore leaving so much more scope to expand the business further.

Ideally suit owner operator/couple or as a bolt on to an existing business

Sale to include Website ([www.amblesideadventure.co.uk](http://www.amblesideadventure.co.uk)), Goodwill and equipment, wetsuits and seat pads, helmets, harnesses, and a few related items to allow the business to continue operations immediately. Option may be available to take over Storage Unit/office currently on lease situated within a main Ambleside Car Park.

Ambleside Adventure currently holds an AALA licence which is under used as 99% of turnover is non-AALA services.

Reason for sale; Ambleside Adventure is secondary to the main business of Adventure Peaks which operates high end Mountaineering Expeditions Worldwide, as travel continues to recover from Covid the aim is to concentrate once again on non-UK activities.

### Asking Price:

Offers in the region of £45,000