

FOR SALE / TO LET



TRAVELLERS REST • GREENSIDE ROAD • GLENRIDDING •  
PENRITH • CA11 0QQ

CARIGIET  
COWEN

**\*\*\* FIRST TIME ON MARKET SINCE 1992 \*\*\***  
**\*\*\* IMPRESSIVE TRADING ACCOUNTS \*\*\***

## LOCATION

Glenridding is situated on the southern shore of Ullswater at the heart of the Lake District National Park. Surrounded by the dramatic scenery of the Lakeland fells and positioned at the foot of Helvellyn – one of England’s most renowned peaks – the village serves as a popular base for walkers, climbers and visitors exploring the Ullswater valley. The A592 provides convenient access to Ambleside, Windermere and Pooley Bridge, offering both excellent connectivity and a peaceful rural setting.

Historically, Glenridding developed around the nearby Greenside Lead & Silver Mine, which operated from the 17th century until around 1961. The village’s origins as a mining community have given it a distinct character, with traditional terraced cottages and a strong sense of heritage.

In the post-industrial era, Glenridding has evolved into a thriving tourism destination, drawing visitors for its walking routes, lake streamers and outdoor pursuits.

The **Travellers Rest** occupies an elevated position overlooking Glenridding and Ullswater, enjoying views across the village and surrounding fells. Surrounding properties are mainly residential, which include many holiday lets and bunkhouses, including YHA Helvellyn and Almond Lodge bunkhouse.

The location is at the foot of the popular Helvellyn walking route and nearby campsites such as Gillside Camping, bunkhouse and Caravan Park, The Patterdale Estate – Caravan & Motorhome Club Site and Side Farm Campsite. Its proximity to the Helvellyn Wainwright and Greenside Mine, along with the main route through the valley, makes it ideally placed to capture year-round trade from walkers, visitors and locals.



## Description

A two-story public house premises with various extensions and expansion space. Internally, the ground floor comprises two bar areas with seating, separate male and female toilets, a commercial kitchen, a storage area and cellar, and a covered seating area.

The first floor is accessed by way of a single staircase behind the bar area. This leads to a series of three bedrooms currently used for staff accommodation. In addition, there is an office, laundry room and bathroom. The external barn area is currently used for storage, accommodation of logs, tables and chairs, and other pieces of equipment and would be suitable for potential conversion or redevelopment to various uses, subject to planning.

The converted land to the front of the building has been renovated into a 140-seater walled beer garden area, providing panoramic and picturesque views over the town and surrounding Lake District fells. There are unlikely to be many better positioned external seating areas of this magnitude within The Lake District.

- ✓ Scenic area of the Lake District National Park
- ✓ Tourism from the route up to Helvelyn & Greenside Mine
- ✓ Nearby campsites such as: Gillside Camping and Caravan Park, The Patterdale Estate-Caravan & Motorhome Club Site and Side Farm Campsite, YHA Helvellyn and Almond Lodge Bunkhouse.

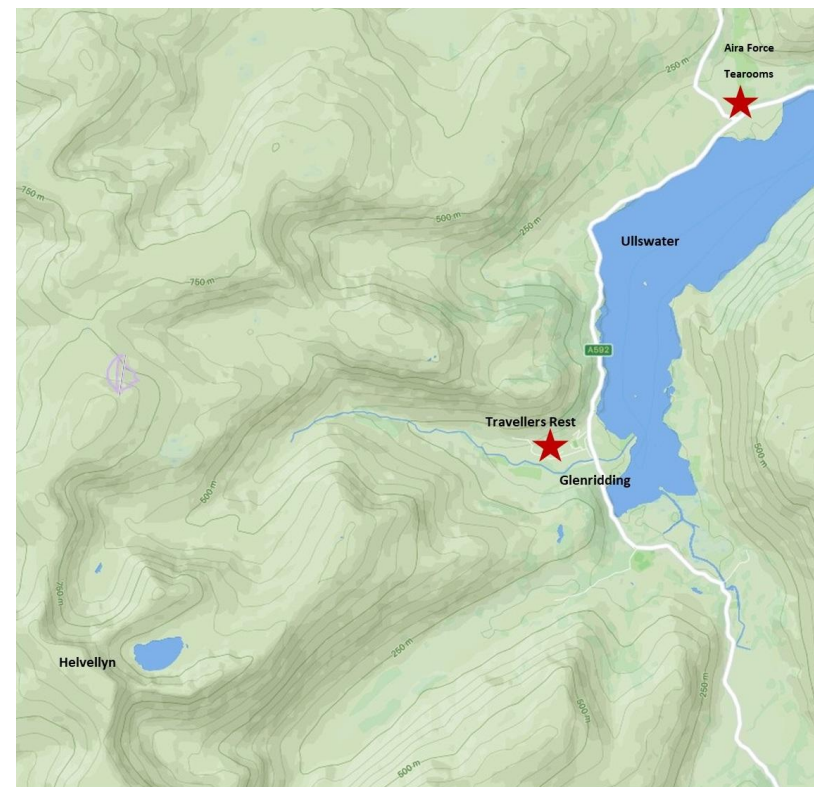
## The Opportunity

This is a unique opportunity to acquire a long term owned and well-established Lake District business on a freehold or leasehold basis. In addition, the opportunity carries a lot of potential to expand the business offering by potentially creating residential / holiday accommodation from some of the building under the former planning application Ref: 7/2016/3028, subject to re-activation.



## The Business

The Travellers Rest has been operating under the current ownership since 1992. The owner is now considering selling the business due to retirement. All fixtures and fittings are owned outright, and would be included in any business sale inclusive of the trading name and goodwill. Stock would be sold on the day of sale at cost valuation. The business operates all year round and boasts strong turnover and profits as evidenced via audited accounts. Further information on these accounts will only be made available to genuinely interested parties, after viewing, and subject to vendor approval.





### Freehold Sale

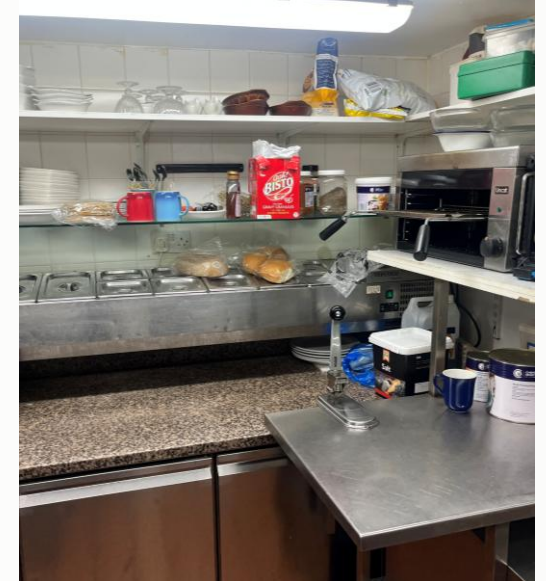
The freehold building, land and business are being offered for sale. Full details on pricing are available by contacting the agent directly.

### Lease Terms

Alternatively, subject to terms, a lease may be considered in connection with a business sale.



Description	Area Sq M	Area Sq Ft
<b>Main Building</b>		
Ground Floor	96.49	1,039
First Floor	59.00	635
Barn	71.22	767
Beer Garden	140 Covers	





## Services

We understand mains water, electricity and drainage are connected to the property.

## Planning

Previous planning approval was granted under ref 07/2016/3028 for a conversion of the barn accommodation. Further information is available here:

<https://planning.agileapplications.co.uk/ldnpa/application-details/64164>

## Business Rates

The Valuation Office Agency website describes the property as Public house and premises with a 2023 List Rateable Value of £25,000.

The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

## Energy Performance Certificate

The property has an Energy Performance Asset rating of D-98.

## VAT

No VAT is payable on the sale price or rent for the building. VAT will not be payable on the sale of the business due to this being a sale of a TOGC.

## Costs

Both parties will bear their own legal and professional costs involved in the transaction.

## Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement.  
For further information, please contact: 01228 544733 [www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)

## Further Information

Following viewings, accounts will be made available to genuinely interested parties.

Additional information, including indicative conversion plans for the barn are also available upon request via an in-house further information pack



**Ben Blain**  
T: 01228 635002  
bblain@carigietcowen.co.uk

**Amelia Harrison**  
T: 01228 635007  
aharrison@carigietcowen.co.uk

BB/7955

Dec 2025