



# CHRISTIE & CO

## Hotels

Freehold £1,500,000

Ref: 3440496

## Mentone Hotel

26-28 Knightstone Road, Weston-super-Mare, Somerset BS23 2AW



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### At a glance

- Prime trading position within coastal town
- 16 en suite letting rooms & 7 unused rooms
- Uninterrupted sea views and high footfall of passing trade
- Bar & restaurant (160) and large front terrace (150)
- Net sales for year end 31 March 2017 £696,753.
- Huge scope to further increase revenue. Energy Rating D

## Location

The hotel is located in a prime trading position within the town, on the seafront with uninterrupted views of the Grand Pier and Weston Bay's long sandy beach.

Weston-super-Mare is a renowned seaside resort offering a wide range of attractions making it a popular destination for tourists.

It is within four miles of Junction 21 of the M5 motorway whilst the city of Bristol is within 19 miles. Additionally the town benefits from mainline railway connections.

## Description

The Mentone Hotel forms part of a terrace of Victorian villas that have been subject to extensive alterations and extensions over the years.

The property is arranged over three floors briefly comprising 16 en suite letting bedrooms and seven unused bedrooms over the first and second floors. The ground floor comprises a bar and restaurant and ample ancillary areas.

Externally there is a large front terrace which proves extremely popular in the summer months.

## Internal details

Hotel entrance and reception desk.

Nick's Bar – Bar servery, 80 covers, access to the front terrace.

Nick's Eatery – 80 covers (in two sections), access to the front terrace.

Ancillary areas include a stainless steel commercial catering kitchen, beer cellar, disused secondary kitchen currently used for storage, office and store room.

## Fixtures & Fittings

All trade fixtures & fittings will be included in the sale and our client's will provide a trade inventory to interested parties following a formal viewing.

## Letting Accommodation

The en suite letting rooms are arranged over the first and second floors and comprise of the following:

- Five triple/family rooms
- One twin room
- 10 double bedrooms

There are a further seven unused bedrooms that offer huge potential to develop the trading performance of the business.

## External Details

A large external terrace to the front of the property which provides c.150 covers. Due to the property's prominent location attracts custom from the many visitors walking past on route the beach and town centre.

## Owner's Accommodation

Our client lives off site however, there are an additional three twin /double bedrooms, bathroom and separate toilet arranged over the second floor which is currently used as staff accommodation.



## The Opportunity

The Mentone Hotel has been in the same ownership since 1972 and the decision has been made to retire from the industry.

The business predominantly trades as a bar/restaurant with letting rooms and the majority of income is derived from food & beverage. Due to the prominent trading position, most of the trade is walk-in from tourists, passing trade and repeat custom.

Over the years, the owners have developed the business into a thriving and profitable bar, restaurant & hotel. However, the owners believe that The Mentone Hotel can offer the new owner so much potential to further increase the profitability. This is mainly due to the current owners deciding to only let 16 of the 23 bedrooms and also only relying on guests phoning the hotel direct to book accommodation.

The business is located in one of the most prominent trading positions within the town and offers a new owner huge potential to further develop both the style of operation and further enhance the revenue.

## Staff

The business operates with two hands-on owners with the assistance of 10 full time staff to include a manager, chef and housekeepers. Additionally there is a pool of part time staff.

## Trading Information

Accounts for the year end 31 March 2017 show net sales of £696,753 with an adjusted annual net profit of £169,552. Further accounting information will be provided to interested parties following a formal viewing.

## Viewings

No direct approach may be made to the business. For an appointment to view or to receive further information please contact Matthew Smith:-

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## Energy Rating Certificate

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

76

This is how energy efficient the building is.



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