

Cymyran Hotel

Llanfair-yn-neubwll, Holyhead Isle of Anglesey LL65 3LD

Colliers



- Modern purpose build hotel and leisure facility
- Superb trading location near to Holyhead ferry port
- Total of 31 ensuite letting bedrooms
- 5 x 3 bed holiday apartments
- Equestrian Centre, 2 spacious restaurants
- Substantial car park, outbuildings

£1,500,000 - Freehold

Viewing is strictly by appointment through Colliers

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Hotel Cymyran is a significant purpose built leisure development located in the picturesque coastal village of Llanfair y Neubwll on the north-western corner of Anglesey, directly overlooking the runway at RAF Valley but also a short walk to the scenic Cymyran Strait, with its sandy beach and the Beddmanarch-Cymyran SSSI nature reserve. It offers a total of 31 ensuite letting bedrooms, 2 restaurants, and a small meeting room. Furthermore the hotel was developed with an equestrian Centre with a number of outbuildings which could be developed (subject to the necessary permissions) to provide addition rooms or leisure facilities if required.

The location is only 6 miles from the Ferry Port and railway terminus at Holyhead, a mile or so to the A5 at Caergeiliog, and some 1.5 miles to Junction 3 of the A55. The area is renowned for its beautiful sandy beaches which are easily accessible from this location offering a range of pastimes including kayaking, sea fishing jet-skiing and windsurfing. Anglesey Golf Course is in the nearby resort village of Rhosneigr which also offers a range of independent boutique shops and eateries.



Built by the current owners in around 2010, the hotel open its doors and trading very successfully where it catered for the leisure and corporate guest alike, traveling through the port at Holyhead. Following the COVID pandemic, the hotel reopened its doors and offered accommodation to migrants and the homeless, however the retired owner now wishes to sell the hotel in the hope that its new operator will return the hotel to its former glory days.

The Hotel

From the main entrance doors lead into the main hotel reception with reception counter. And back office. There are two restaurants, "Mollys Bar" with seating for around 36 with a timber bar servery and with a lounge area and seating for 6. The "Arena Rosta" overlooks the Equestrian Centre and has seating for up to 60. There is a small conference/meeting room for around 10.

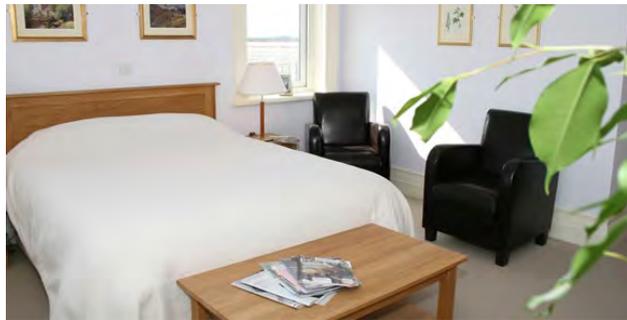
There are 27 en suite well-proportioned letting bedrooms with 26 king rooms and one disabled room. There is a commercial grade kitchen servicing both restaurants. There is a full range of appliances with extraction system and walk-in fridge and walk-in freezer.

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The Lodge

Located next door to the hotel is The Lodge comprises of 9 en suite guest rooms, previously used as ancillary accommodation to the hotel, now offering potential for conversion to self-catering holiday accommodation (subject to relevant consents).

space. Further brick-built stabling is located to the rear of the complex. There is a former arena/eventing ring of some 18,500 sq ft (0.4 acres) which is overlooked by the hotel restaurant – this will need reinstating or offers potential for alternative uses.



Cottages

Located to the west of the hotel is a terrace of 5 very attractive 3-bedroom Modern-build cottages (short lets holiday use). These have been designed as 'upside-down' houses to take advantage of the views. A list of outstanding works needed for the completion certification is available upon request.



Equestrian

Externally there is an adjacent stable block in a courtyard setting adjacent to the hotel. Electricity and water are connected although the interior needs reinstating. The vendor has had plans drawn to convert this space into an events



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Outside

To the front of the hotel is ample parking for around 50 vehicles. To the east of the site there are two workshops/industrial units set in a yard of some 0.7 acres, offering potential for additional income, further development (subject to planning consents) or ancillary accommodation for the hotel.

Services

We have been advised that the property has the benefit of mains water, electricity and drainage. Oil fired central heating

Price

£1,500,000 for the freehold property to include all trade fixtures and fittings according to an inventory. Stock at valuation.



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Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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