

Royal Sportsman Hotel & Restaurant

131 High Street, Porthmadog LL49 9HB

Colliers

For Sale



- Prominently located and well-established landmark 4* Star town hotel
- 28 en suite letting bedrooms with busy bar, dining room and meeting facilities
- Superb location between Snowdonia and the coast
- Turnover y/e December 2023
£729,393 – EBITDA £157,586

£1,500,000 - Freehold

Viewing is strictly by appointment through Colliers

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The Royal Sportsman Hotel is an attractive and strategically well-located hotel in the heart of Porthmadog and a stone's throw from the junction of the A497. It is consequently particularly well placed to attract business. Built in around 1862, the hotel was developed from its origins as a coaching inn and now serves the demands of a broad customer base, accommodating the needs of commercial, leisure and tourist visitors as well as developing and strong local following. This prominently placed, full service hotel has been extensively upgraded and improved during the present owner's tenure and offers a good range of facilities which include 28 well-appointed en suite letting bedrooms, a busy public bar, well-appointed lounge and restaurant, all attracting plenty of repeat business from a strong all year round trade.

The town of Porthmadog has an impressive setting on the Glaslyn Estuary with a backdrop of Snowdonia National Park where the mountains run down towards Tremadog Bay. Local attractions such as Ffestiniog National Railway attract many visitors to the town, together with a wealth of national and historic attractions. The Llyn Peninsular with its heritage and sandy coastline together with an awesome, rugged landscape of nearby Snowdonia are a real magnet, in addition to which there are mountain railways, marvellous beaches including nearby Blackrock Sands, mines, nearby castles and

Portmeirion – a unique Italian village.

Since acquiring the Royal Sportsman Hotel, the present owner has spent a great deal of time developing and re-positioning the business with an eye on continual improvement of the hotel facilities. This presents purchasers an opportunity to take over a successful and proven business where a great deal of hard work has already been carried out, and a solid profit platform created for the future.

THE PROPERTY

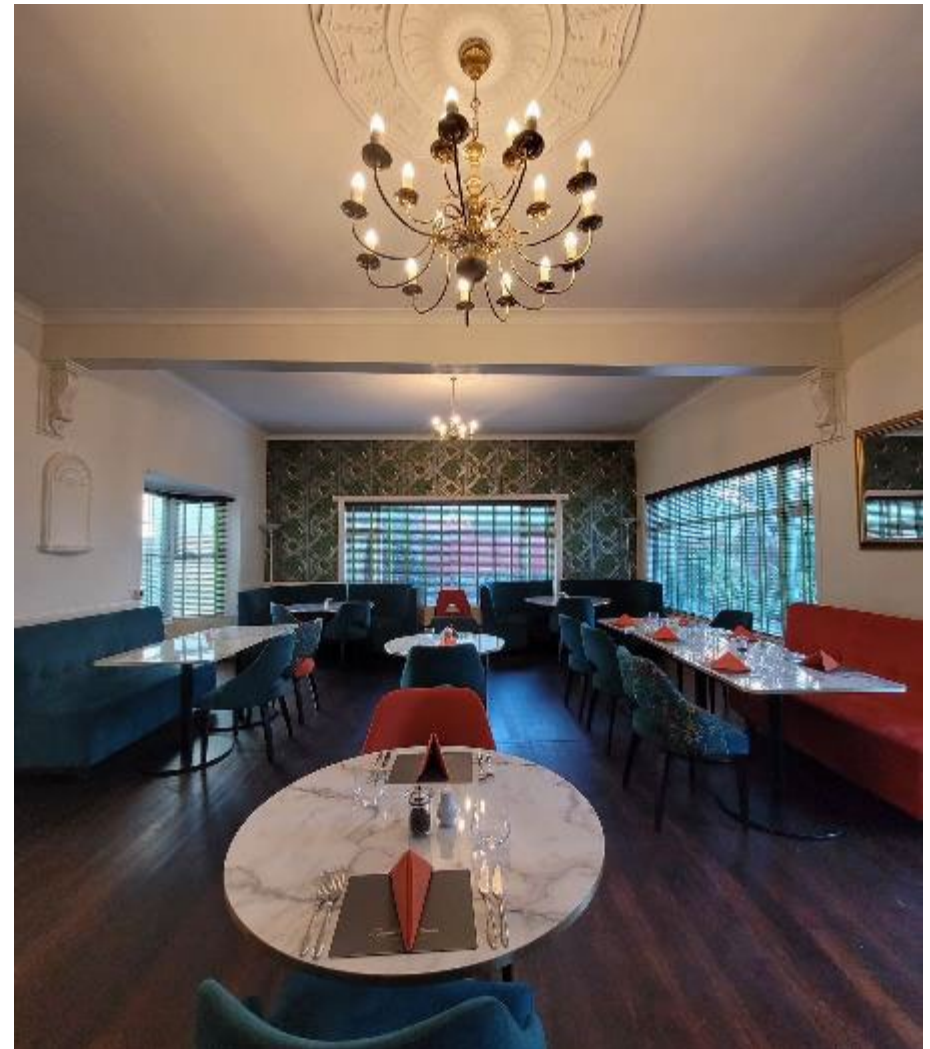
As imposing property dating back to 1862, the principal elevations are constructed of brick, with stone façade to the front, rendered and under a slate covered roof with accommodation arranged on ground, first and second floors.

PUBLIC AREAS

From the main entrance to the hotel, there is a reception hall with reception counter and back office. To the right is Gelert's Lounge, comfort has been blended with its original features such as the big open fireplace – with log fires in winter, a polished-wood function bar, comfortable social seating. The recently refurbished hotel restaurant and bar are located off the main hallway with a warming open fire, cosy booths and open plan seating, with modern bar servery.



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LETTING BEDROOMS

There are 28 letting bedrooms to sleep 62:
 3 x Superior rooms that can be changed to twins
 1 x Family Plus room
 4 x Family rooms
 2 x Large Doubles
 2 x Large Twins
 5 x Singles
 11 x standard doubles

All of the bedrooms have en suite facilities and are centrally heated with flat screen TV, tea and coffee making facilities and Wi-Fi internet access throughout.

Nine of the letting bedrooms are located on the ground floor in a covered annexe to the rear of the hotel.

OWNERS' APARTMENT

The present owner has the benefit of a private apartment located on the second floor which comprises of lounge, breakfast/dining/kitchen, two bedrooms and bathroom and shower.

SERVICE AREAS

Fully equipped commercial kitchen and cooking and wash-up areas, preparation room and dry stores. Separate walk-in fridge and freezer, house-keeping store and office.

Fully Equipped on site Laundry



OUTSIDE

To the rear of the hotel is an enclosed courtyard garden with tables and chairs, flagged with local slate and covered walkway which provides access to the ground floor letting rooms. Access from the high street leads to a good size covered car park to the rear of the hotel with marked spaces for around 16 vehicles and 4 dedicated electric vehicle charging points.

LICENCE

Premises Licence

WEBSITE & AWARDS

www.theroyalsportsman.co.uk

Visit Wales Grading of 4* stars since 2023.

TRADE

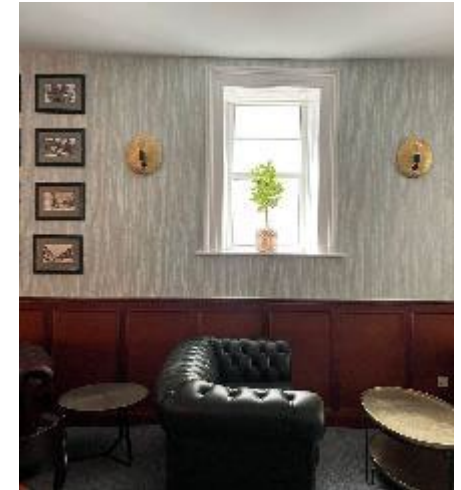
Draft trading P&L accounts for the year ended 31st December 2023 shows (net) turnover of £729,393, with an EBITDA of £157,586.

Further trading information can be made available to any seriously interested parties following a viewing.

PRICE

Offers in the region of £1,500,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

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EPC

TBC

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.

For further information, please contact:



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