

TREFEDDIAN HOTEL

ABERDOVEY (ABERDYFI) | WALES | LL35 0SB



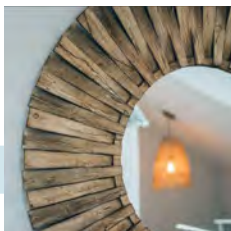
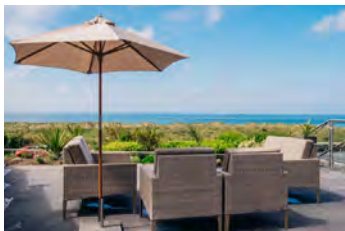
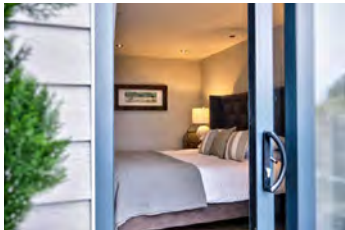
TREFEDDIAN HOTEL



- *Stunning sea view hotel with leisure facilities*
- *Snowdonia National Park location*
- *59 letting bedrooms, stylish and spacious public rooms, plus 2 stunning self-catering 5 Star luxury houses*
- *Y/E January 2023 net sales of £3,674,507*
Y/E January 2020: £3,194,802

Offers over £7.5m – Freehold

TREFEDDIAN HOTEL



Beautifully presented with a painstaking eye for detail and exquisite taste, The Trefeddian Hotel is a wonderful hotel that is able to give guests an experience of calm luxury that is rare indeed. A hotel on the Welsh coast should ideally have a sea view setting and with expansive views across Cardigan Bay, The Trefeddian amply fulfills that. The 59 letting bedrooms are generously proportioned, the spacious public rooms are arranged to make the best of those exceptional views and two stunning 5 star self catering houses generate fantastic year round income. There are leisure facilities too, an indoor pool and spa bath located in a detached building and to top off a superb

package there is a large detached house at the rear of the site that while currently occupied by owners offers obvious commercial conversion possibilities.

Located in the south west corner of the Snowdonia National Park the hotel is just outside the pretty and much visited village of Aberdyfi. This area is much prized by those who know it. There is wonderful walking, in or out of the mountains, wide sandy and uncrowded beaches, attractive and interesting villages and ancient castles to explore, and Aberdyfi's Championship Links Golf Course. The original builders of Trefeddian sited the property with care using the elevated position to best effect so that the spectacular

views are maximised making it arguably the best hotel from which to enjoy all this incredible area has to offer.

Our clients, private owners, have had the hotel in their family for over 115 years, surely one of the longest family tenures in the industry. The product has been upgraded significantly during the time of the current generation's ownership and while they have enjoyed owning the hotel immensely, they have reassessed their priorities and with the next generation deciding to tread paths outside of the hospitality industry they have concluded they should sell the business. This presents a very rare opportunity to purchase a well-known, stunningly presented and well located hotel.

welcoming hospitality, attentive service and an unrivalled location...

TREFEDDIAN HOTEL



THE PROPERTY

The hotel was originally constructed around 1904 and was extended in the 1980's and in 2001. It is a four storey building with a cellar that is rendered and painted beneath mainly pitched roofs. Attached to the main hotel building is a large single storey car garage and a part two storey staff accommodation block, part three storey, staff accommodation block. There is a detached leisure facility and a pair of two storey, 5 Star self-catering houses constructed in 2019 called Seascape 1 & 2.

Cape St Vincent House, the owners' 5 bed house, is a part two-storey, part three-storey property constructed in around 1993.

PUBLIC AREAS

Spacious reception. Stylish Bar seating around 40, the only public room that does not have sweeping panoramic views over Cardigan Bay. The Restaurant seats 130 comfortably and up to 140. There are three lounges on the ground floor of the hotel. Both the Main Lounge and the Adults Lounge seat 30 and the cosy Blue Room 8. On the fourth floor is a private lounge seating 10 for the occupants of the rooms on that level.

LETTING BEDROOMS

59 letting bedrooms, all en suite. There are 43 double or twin rooms (including 8 rooms which are 4th Floor luxury rooms), nine singles

and seven family rooms. All rooms have seating so guests can linger and enjoy the views.

STAFF ACCOMMODATION

The staff block has 10 staff bedrooms with shared bathrooms.

combines tradition and history with freshness and modernity...

TREFEDDIAN HOTEL

where the mountains meet the sea...



LEISURE

The hotel has a wealth of facilities for guests to enjoy. The indoor swimming pool and spa bath has stunning coastline views across Cardigan Bay and outside is a sheltered sun terrace.

There is a nine hole putting green and an all weather tennis court, while inside is a snooker room with full sized table and there is also a Play Room with air hockey, table tennis and pool tables. The terrace lawns have extensive furniture for relaxing or sunbathing.

GARAGE

For hotels built in the early 1900's a garage for motor cars was seen as an essential facility. The garage at Trefeddiان is a significant structure and as well as affording plenty of covered parking, has electric charging points for 6 cars.

SERVICE AREAS

Very well appointed spacious commercial kitchen with preparation and wash up sections, three walk in refrigerators and one walk in freezer. Linen room with housekeeper's office, beer and wine cellars and boiler room, guests drying room, staff room, staff toilets and locker room.

OUTSIDE

The hotel occupies an elevated site that extends to approximate 12 acres. There is extensive car parking, the 9 hole putting green and lawns and terraces facing the sea, children's play area, two fields and stabling.

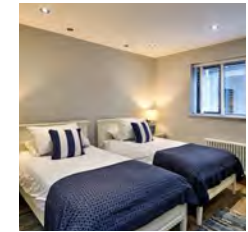
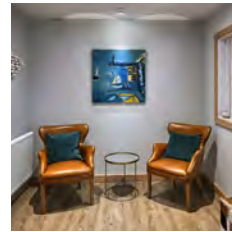
OWNERS' HOUSE

Towards the rear of the site, and elevated above the hotel to afford it views over it to the sea, is the owners house, Cape St Vincent, which has its own private driveway. This property comprises 5 bedrooms, 3 bathrooms, 2 reception rooms, open plan kitchen, utility room, internal double garage and sea view terrace.

SERVICES

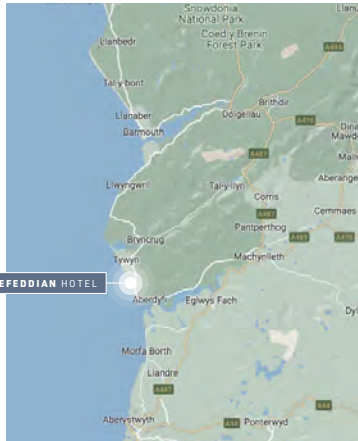
Mains gas, electricity, and drainage. Mains and private water supply. Gas fired boilers providing heating and hot water. Lift serving all floors. Large diesel generator capable of supplying entire hotel. Snowdonia National Park Planning Authority 01766 770274.

TREFEDDIAN HOTEL



the perfect place to relax and unwind...

TREFEDDIAN HOTEL



MILEAGES

Aberdyfi	1 mile
Aberystwyth	29 miles
Shrewsbury	68 miles
Cheltenham	58 miles
Birmingham	116 miles



wake up to the sound of waves...

TRADE

Current trading performance is very strong, this is reflected in a annual high occupancy. In the Y/E January 2023 net sales were £3,674,507. The growth in the business is shown in net sales in Y/E Jan 2020 being £3,194,802.

PRICE

Offers over £7.5m for the freehold interest, complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

WEBSITE

www.trefwales.com

LICENCE

Premises licence, Wedding licence, Caravan license.

GUIDES AND AWARDS

Good Hotel Guide 2022/3, AA three star (a previous AA Hotel of the year winner in Wales, 2018/19). Member of Welsh Rarebits.

DEVELOPMENT POTENTIAL

The garage, the games room wing and St Vincent House offer potential for development of the business physically subject to necessary consents.

Operationally there is scope for more intensive operation, for example the hotel does not currently open for Christmas and New Year. When those prime holiday periods were being catered for we are advised the hotel was fully booked.

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.

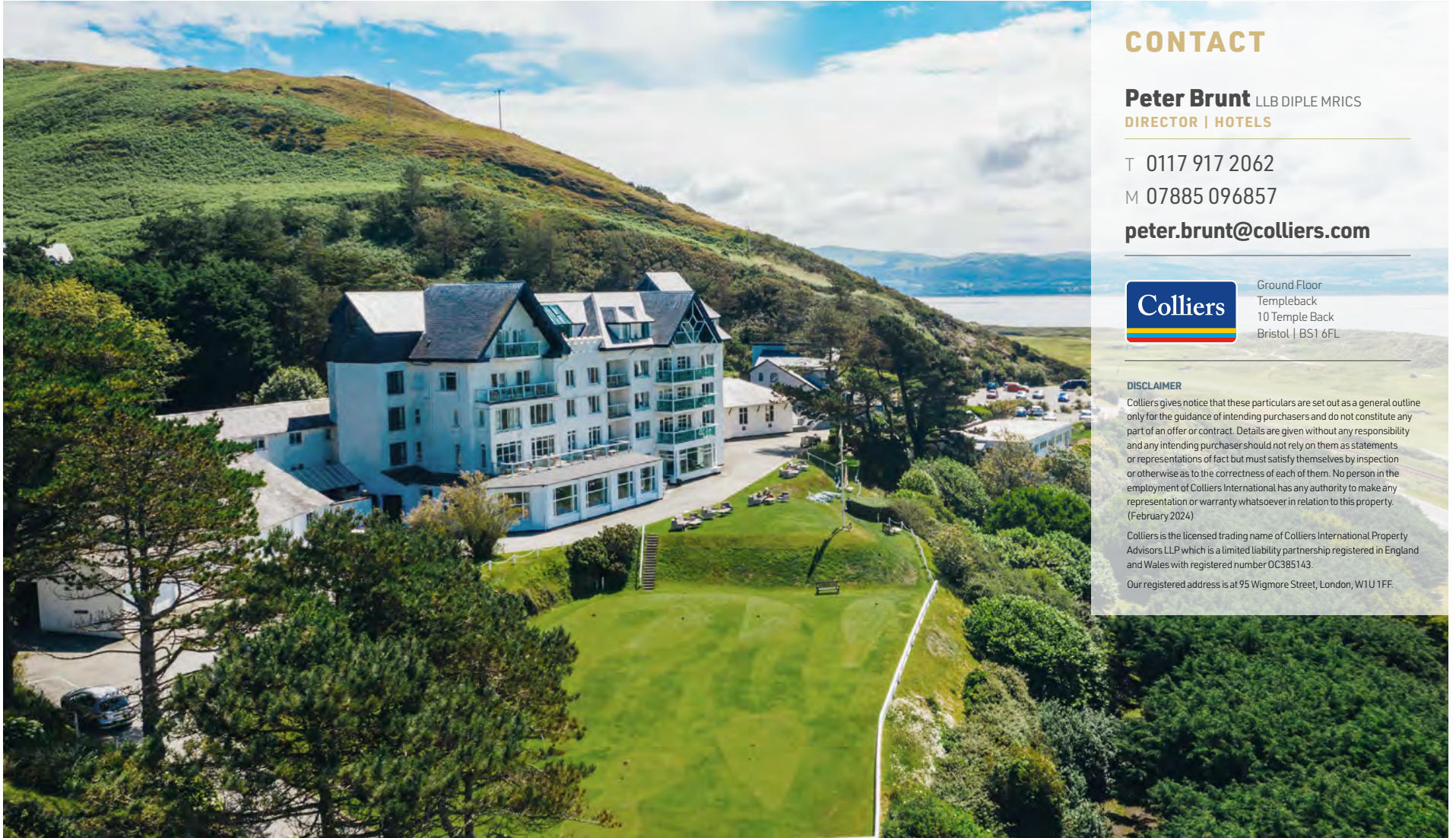
TO VIEW

All appointments to view **MUST** be made through the vendors' agents who are acting with sole selling rights. Please make no direct approach to the hotel.

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.

TREFEDDIAN HOTEL



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