



Neuadd Arms Hotel

Ref: 3451440

The Square, LLanwrtyd Wells, LD5 4RB

Freehold: £795,000

Impressive Georgian & Victorian building
21 letting bedrooms over two floors
3 bedroom, 2 bathroom, owners apartment
3 bedroom holiday cottage sleeps up to 6.
Possible re-development of outbuildings
Separate Micro-brewery , EPC Exempt



Description

The property is Grade II listed, part Georgian and part Victorian, having originally been two separate properties before being merged in the mid 20th century. The business is on four levels, with the most of the back house facilities on lower and ground floors, the five separate trading areas occupying the ground floor, with the hotel rooms on the first and second floors. The owners' private accommodation is on the top floor.

At the rear of the main building is The Brewery Cottage with the Microbrewery adjacent, and another stone outbuilding currently used for brewery storage.

Location

The Neuadd Arms Hotel is located in the centre of Llanwrtyd Wells, the smallest town in Britain (approx. population 850) on the edge of the Southern Cambrian Mountains in mid-Wales, which is often referred to as the Welsh Lake District.

Llanwrtyd Wells has become a popular year-round holiday destination, being particularly well known as an outdoor activity centre, and is famous for hosting unusual events taking place throughout the year. This includes the World Bog Snorkelling Championships and The Man versus Horse Race featured on National television.

Llanwrtyd Wells is easily accessible, lying on the main A483 north-south route through mid-Wales, and is also on the Heart of Wales Railway line running from Shrewsbury to Swansea. It is an ideal touring centre, providing access to a variety of visitor attractions in the locality, or simply for giving access to the largest area of wilderness in Britain outside of Scotland, with its wildlife and stunning scenery.



Internal Details

Front entrance lobby with stained glass divider leading into reception hallway and hotel booking desk. The parquet flooring has recently been restored.

Residents Lounge with feature marble fireplace and open fire, also used for private group meetings and private family gatherings. Fitted carpeting on suspended timber floor, with table and sofa seating for up to 20 persons.

Traditional Public Bar, known as The Bell Bar, with quarry tiled floor, wood panelled servery, large stone open fireplace with table and sofa seating for up to 30 persons. The bar takes its name from the 18 servants bells still intact on the wall, and has separate external access and a large understairs cupboard.

Pool Room /additional dining room, with coin operated pool table, quarry tiled flooring and fireplace with wood burning stove. Serving hatch from the Bell Bar servery and separate external access, with seating for up to 10 persons.

Lounge bar with wood flooring, stone fireplace with woodburner, corner bar servery with canopy over, table and sofa seating for about 25 persons.

Restaurant and breakfast room with two bay windows and parquet flooring, table seating for up to 40 persons.

Ground Floor

Back of house areas:-

Office, laundry room, commercial kitchen with adjoining large dry stores and food preparation room, stairs to the lower ground floor housing refrigeration room, storage cellar, lock up wine cellar and customer toilets. Separate beer cellar with external access to the rear of the building and steps access at the rear of the servery areas, servery kitchen with glasswasher, and two further storage rooms off the Pool room.

Brewery Cottage

Situated in the rear courtyard, the two storey holiday cottage comprises:- Entrance lobby with cloakroom, lounge, dining room, fitted kitchen with hob and built-in double oven, dishwasher, washing machine and fridge/freezer. Stairs from the dining room lead to the first floor landing with 3 bedrooms, a double, a twin and a single room with full size bunk beds.

The weekly rates are from £325 off peak up to £450 at Christmas and peak summer. The cottage is let occasionally at weekends from £200 with a minimum stay of two nights. The cottage, is on occasion used as additional hotel accommodation and commands up to £1000 per week.

Letting Accommodation

There are 21 En-Suite bedrooms over two floors, accessed via two staircases, comprising:-

8 Double, 1 twin, 5 Single, 6 Zip and Link double & or twin rooms and 1 four poster room. One of the single rooms is currently rented out for use as an office.

Tariff Rates for B&B per night:- Single Room £50, Double/Twin £85, 4 poster £95. An additional surcharge is applied during the Royal Welsh Show in July each year.

Other Property

The Heart of Wales Brewery was opened by the Prince of Wales on the 1st July 2010. The six barrel brewery is over two levels, consisting of mash tun, copper, two fermenting vessels and hot & cold liquor tanks, with all associated pumps and pipework. It has a water supply from a borehole in the yard outside, giving true local provenance to the ales produced, which have won a number of top awards from CAMRA.

Directly opposite the cottage and brewery is a detached stone built garage/outbuilding with room upstairs, used for brewery storage and as a lock up for residents mountain bikes.



Staff

A full staff list will be made available to seriously interested parties.

Trading Information

Trading accounts for year ended 31/3/2020 show net sales of £350,660 with a trade split of approximately 35% wet, 40% food and 25% Hotel rooms and holiday cottage

Development Potential

The Brewery Cottage, Brewery and storage building offer the potential to be separated and run independently of the hotel as a standalone business, or could even be developed to provide a holiday cottage complex (stpp).

Regulatory

Premises Licence with extended hours for town events.



External Details

There is a coin operated public Launderette with the appliances on a rental service agreement, which has access at the rear of the main building. This is also used by the hotel for its own laundry needs.

There is limited car parking to the front as part of the front is being used as outside bench seating. However, to the rear is a free of charge 22 space public car park as well as parking on nearby streets.

Owner's Accommodation

The excellent owners' apartment is located on the third floor, accessed via either of two staircases, and has vaulted ceilings and exposed timbers throughout. Light and airy from Velux windows, it comprises:- Large feature open plan Kitchen/Living/Dining Room, Master Bedroom with dressing room and en suite bathroom with corner whirlpool bath, Study, Bathroom and two further Bedrooms

The Opportunity

This is only the second time the business has been for sale in 50 years, our clients have been the owners for the past 20 years. The Neuadd Arms Hotel benefits from having the most prominent position in the town, being at the very heart of all that takes place, and is recognised as the main meeting point for organised activities and is where most groups tend to gather at the start and end of their day. This brings in business throughout the day all year round.

The Neuadd Arms Hotel is firmly on the map and has become the epicentre of outdoor activities and the many events organised and run by the local community.

In recent years the owners of The Neuadd Arms have taken a step back, reduced their involvement in the daily running of the business and only tend to work and stay at weekends, leaving the business to be run by the staff during the week. The decision has now been made to retire and hand over the reins to new owners who can inherit an established customer base and develop and grow the business to its full potential.



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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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