



The Northwood Guest House (AA4*)

Ref: 5646439

47 Rhos Road, Colwyn Bay, LL28 4RS

Freehold: £495,000

Excellent lifestyle business

8 en suite letting rooms

Two storey owner's detached cottage

On site restaurant

Situated in the heart of Rhos on Sea

Energy Rating B



Description

A detached property arranged over two floors beneath a clay tiled roof. This lifestyle bed and breakfast has been refurbished during 2023, and comes to the market in excellent condition including four new flat roofs, patio and fully double glazed throughout.

Location

Located in the heart of Rhos on Sea just off the main promenade and minutes' walk from the sea front. The guest house is easily accessed off the A55, Junction 20 and is situated close to key destinations in North Wales including Llandudno (four miles), Colwyn Bay (1.5 miles) and Conwy (five miles).

Ground Floor

Entrance, reception hall, lounge, restaurant with fitted bar servery, commercial kitchen, preparation room and store room.





Letting Accommodation

There are eight en suite bedrooms in total. One bedroom is located on the ground floor to provide wheelchair accessible accommodation with level access from the road and private car park. The remaining seven rooms are all located on the first floor. All bedrooms have central heating, flat screen Freeview TVs and hospitality tray.

Fixtures & Fittings

We are advised that all of the fixtures and fittings are owned outright and included within the sale.





External Details

Private off road parking for six vehicles and unrestricted parking on the public highways surrounding the guest house. To the rear of the building is a recently renovated guest patio.

Owner's Accommodation

A detached cottage is situated to the side elevation, comprising: three bedrooms and bathroom. The cottage has its own central heating system.



The Opportunity

The business has been owned and operated by our clients for the past 20 years who have taken the decision to sell due to retirement.

The trading business has excellent repeat custom with the majority of trade coming from tourism during the high season plus a good level of contractor trade throughout the winter. Currently trading as a lifestyle business, there is potential for a new operator to improve turnover by increasing occupancy levels and restaurant trade.

Trading Information

The current owners purposely trade below the VAT threshold. Trading information will be made available to seriously interested parties following a formal viewing.

Business Rates

The rateable value is £5,800 for the year commencing April 2023. In line with Welsh Legislation we have been advised the property is exempt from business rates.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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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