



For Sale

Y Talbot, Tregaron

AVISON  
YOUNG

**MORGAN  
& DAVIES**



# Highlights

- Beautifully presented Boutique Hotel/Inn.
- 13 ensuite guest bedrooms presented to an excellent standard.
- Traditional lounge bar, restaurant and function room with separate access.
- AA 4\* Rated Inn.
- Excellent reputation with listing in Michelin Guide and 2 AA Rosettes.
- Owners accommodation.
- Strong levels of sales and excellent levels of profitability (Operating profit of circa £194k for YE 28/02/2022).



02920 248907

AVISON  
YOUNG

## Location

Y Talbot is located in a prominent town centre location in the historic market town of Tregaron.

Tregaron is set amongst the Cambrian Mountains and on the Cors Caron Nature Reserve. The town came to prominence as a drovers market town and is located approximately 11 north of the university town of Lampeter and 22 miles south of the coastal resort and university town of Aberystwyth.

Tregaron is located circa 99 miles to the northwest of Cardiff, 52 miles north of Swansea and circa 110 miles west of Birmingham.

The town is a popular tourist destination and is regarded as the gateway to the Cambrian Mountains which is popular with walkers and mountain bikers.

## Description

Y Talbot is a beautifully presented and fully refurbished boutique hotel/inn with bar, restaurant and 13 guest bedrooms in a prominent town centre location.

## Internal Details

The property benefits from multiple well presented public areas with a charming bar, restaurant, private dining room and function room with own bar servery and separate access.

Guest accommodation comprises 13 good quality ensuite bedrooms presented to an excellent standard.

Y Talbot has ample ancillary accommodation

including a commercial kitchen and cellar.

## Staff Accommodation

Staff accommodation within the hotel comprises a two bedroom apartment with lounge/dining room, kitchen and bathroom.

## External Details

Set within grounds of approximately 0.67 acres with carparking to front and rear and attractive outside trade patio with customer seating.

## Business/opportunity

Y Talbot ([www.ytalbot.com](http://www.ytalbot.com)) is a long established and well regarded business that enjoys consistently strong levels of trade and profitability.

The property has been extensively refurbished and improved under the current ownership and is an AA 4\* rated inn. The business has an excellent reputation for food, with a listing in the Michelin Guide, 2AA rosettes and 4.5/5 rating on Tripadvisor.

The business enjoys excellent levels of repeat trade with a strong local following as well as a being a well known destination for a romantic getaway.

The business is being offered to the market as a retirement sale and affords an excellent opportunity for new owners to drive trade forward.

## Price

£1,150,000 for the freehold interest to include trade fixtures and fittings and goodwill.



### Business Rates

The rateable value is £44,250

Interested parties should make their own enquiries with the Local Authority to verify this information.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### VAT

VAT if applicable will be charged at the standard rate.

### Viewings

Viewings only by appointment through the vendor's joint agents Avison Young and Morgan & Davies.

### Financials

Accounts for the YE 28/02/2022 show turnover of £809,461 and an unadjusted net profit of £149,103.

Further accounting information will be made available to interested parties after a formal viewing.

### Staff

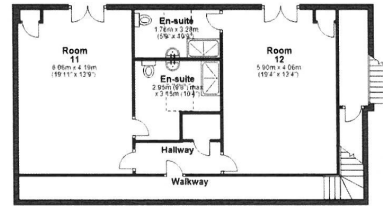
A staff list will be provided to interested parties after a formal viewing of the business.

### Tenure

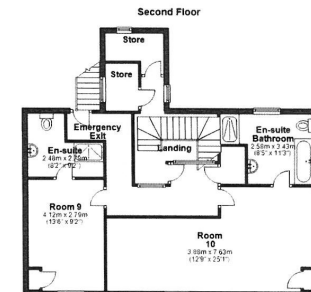
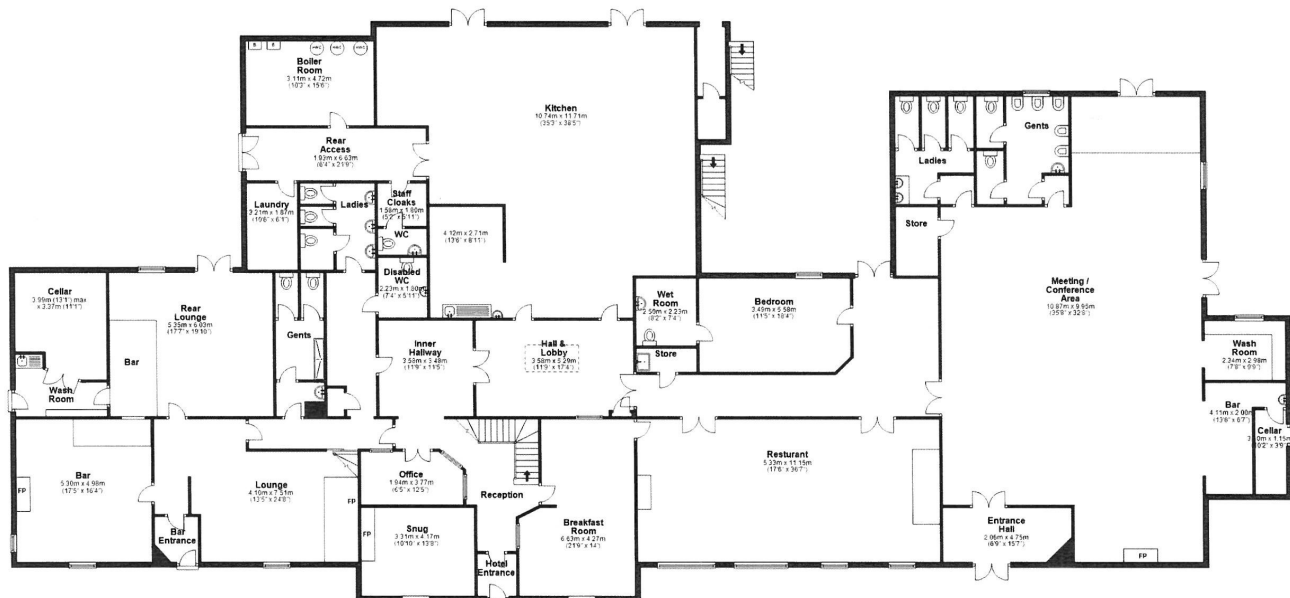
Freehold.







Ground Floor



If you would like to know  
more please get in touch.

**John Coggins**

Avison Young

Director

02920 248902

07957 388239

John.coggins@avisonyoung.com

**Leo Llewellyn**

Avison Young

Senior Surveyor

02920 248907

07767 613605

Leo.llewellyn@avisonyoung.com

**Andrew Morgan**

Morgan & Davies

Director

01570 423623

07971 803520

Andrew@morgananddavies.co.uk

**08449 02 03 04**

[avisonyoung.co.uk/leisure](http://avisonyoung.co.uk/leisure)

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON  
YOUNG**

**MORGAN  
& DAVIES**

**Visit us online**

[avisonyoung.co.uk](http://avisonyoung.co.uk)

One Kingsway, Cardiff CF10 3AN

© Avison Young (UK) Limited. All rights reserved.