

HOLM HOUSE HOTEL

Penarth, Cardiff, CF64 3BG

EXECUTIVE SUMMARY

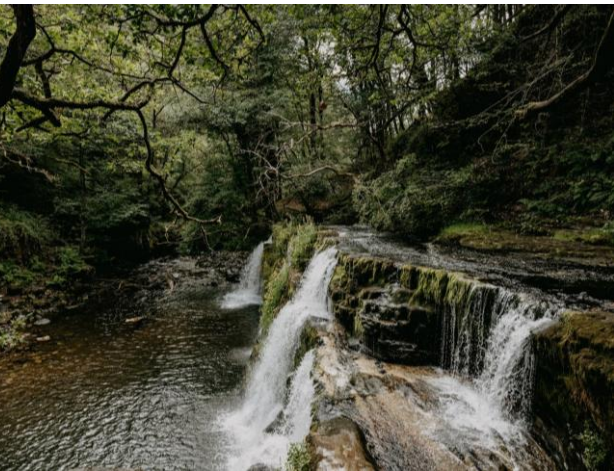
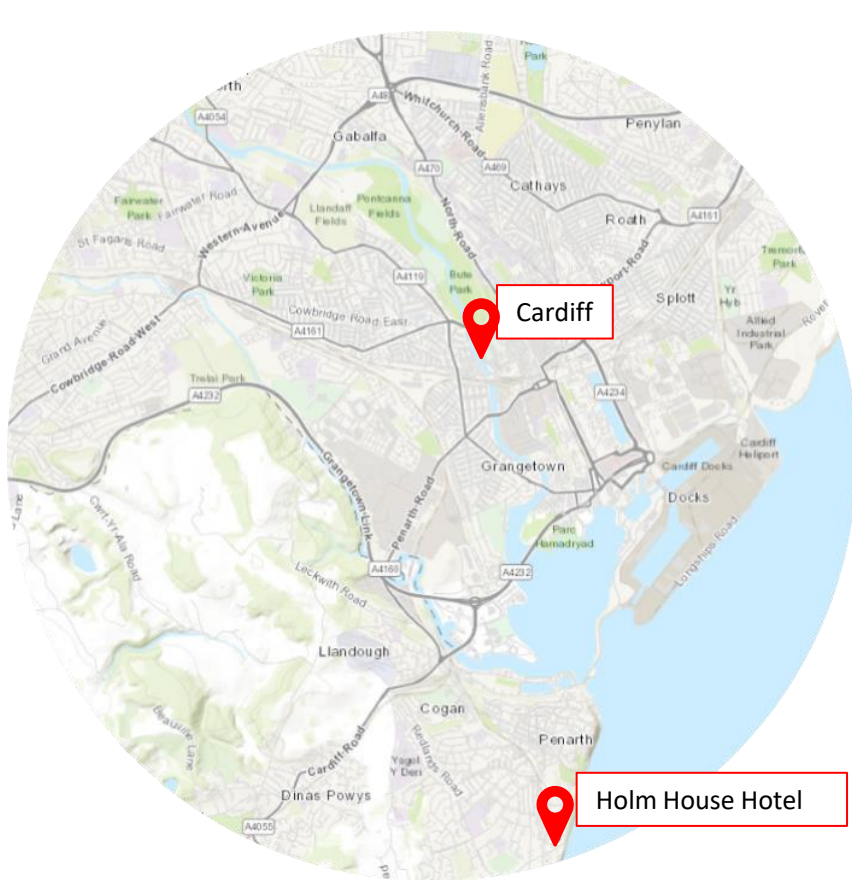


HOLM HOUSE HOTEL

"Boutique, 12-bedroom Hotel in Penarth"

- 12 en-suite bedrooms
- Sea views
- Bar and Restaurant
- Private dining room
- Spa with indoor heated swimming pool, steam room and fitness suite
- Terrace with seating for 24
- Lawned gardens
- 0.69-acre freehold site





Cardiff

The Welsh Capital has a population of 362,310 in the 2021 Census, making it the 11th largest city in the United Kingdom. Home to two universities, the city attracts over 56,000 students per year. Cardiff is a popular tourist destination, welcoming more than 18 million people to the city every year. This is due to Cardiff being the most important administrative, shopping, and cultural centre in the country, as well as the headquarters for many national organizations and government departments. Local attractions include the historic Cardiff Castle, Cardiff Rugby, Cardiff Bay, Llandaff Cathedral, and the Museum of Cardiff. The bustling streets provide great shopping, restaurants, and nightlife.

Further afield, the Brecon Beacons attract outdoor enthusiasts including walkers, hikers, and equestrians. Barry Island, a favourite of Cardiff locals, has wonderful sandy beaches as well as an amusement park.

Connectivity

Holm House is situated on the coast of Penarth, south Wales, approximately 5.4 miles south of Cardiff city centre and 4.3 miles south of Cardiff Bay.

The property is accessed via local roads from the A4232 connecting to the M4 at Junction 33, one of the principal roads through Wales.

The nearest train station lies 0.9 miles north in Penarth and provides connections to Cardiff Central. There is a direct line from Cardiff Central to London Paddington, journey time approximately 2 hours and 13 minutes.

The nearest airport is Cardiff, the only airport offering commercial passenger services in Wales. It is located approximately 10.1 miles from the property and offers domestic, continental, and international flight routes. Bristol Airport is approximately 52.4 miles from the property, providing direct domestic and international flights within Europe.



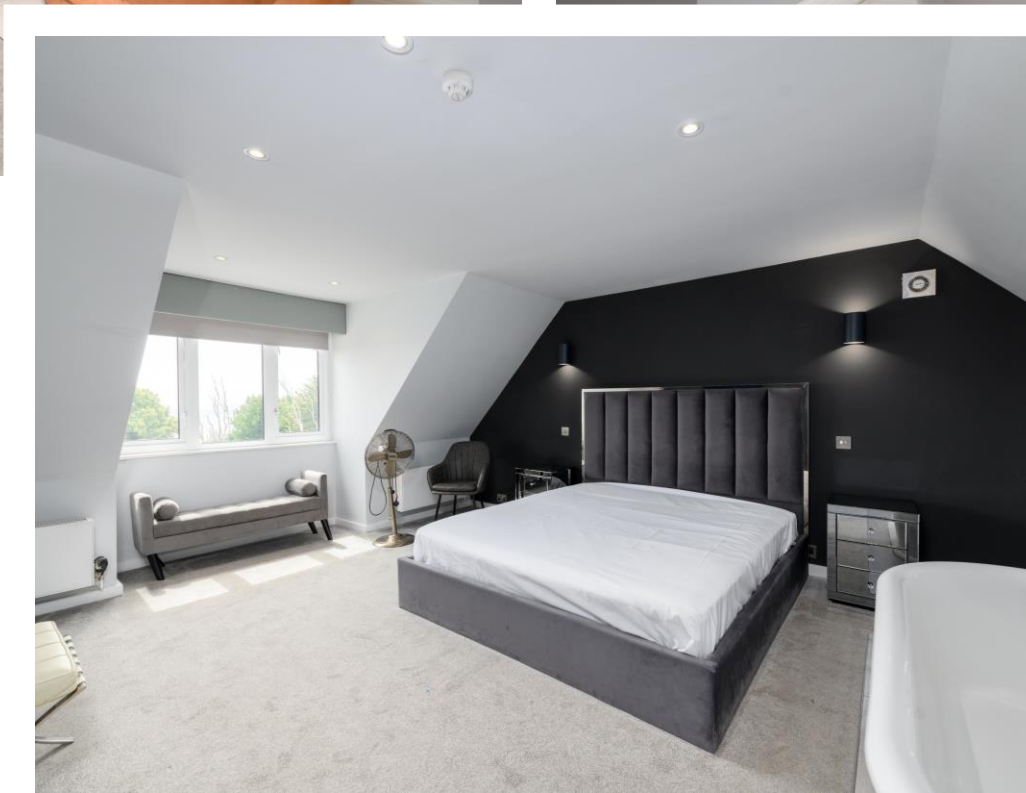
Holm House Hotel

The hotel is currently closed. It previously traded as a 12-bedroom boutique Hotel. The property is comprised of restaurant, bar, lounge, terrace with external seating, lawned garden, spa, and private dining room. The front facing bedrooms feature sea views, and some have balconies. The spa features an indoor swimming pool, steam room and fitness room.

The property was built in 1926 and occupies a prime position toward the southern end of Marine Parade, the prime residential area in Penarth.

The site extends to 0.69 acres.





Accommodation

Holm House comprises 12 en-suite bedrooms. The front-facing bedrooms benefit from stunning sea views, and some feature balconies and free-standing baths. A breakdown of the room categories is provided below:

Room Type	Number
Double	7
Double with Terrace	1
Double with Lounge	4
Total	12

Food & Beverage

The contemporary restaurant is light and airy, proving exceptional views across the sea. Internally, there is seating for 100 guests. The glass doors open on to the terrace and garden, and throughout the summer months further seating can be provided for al fresco dining.

Located within the restaurant, the bar provides seating for a further 25 guests.

When the hotel was operational, these facilities were available to both resident and non-resident and diners alike.

Spa

The spa comprises an indoor, heated swimming pool, relaxation room, steam room and fitness suite.

Amenities & External Areas

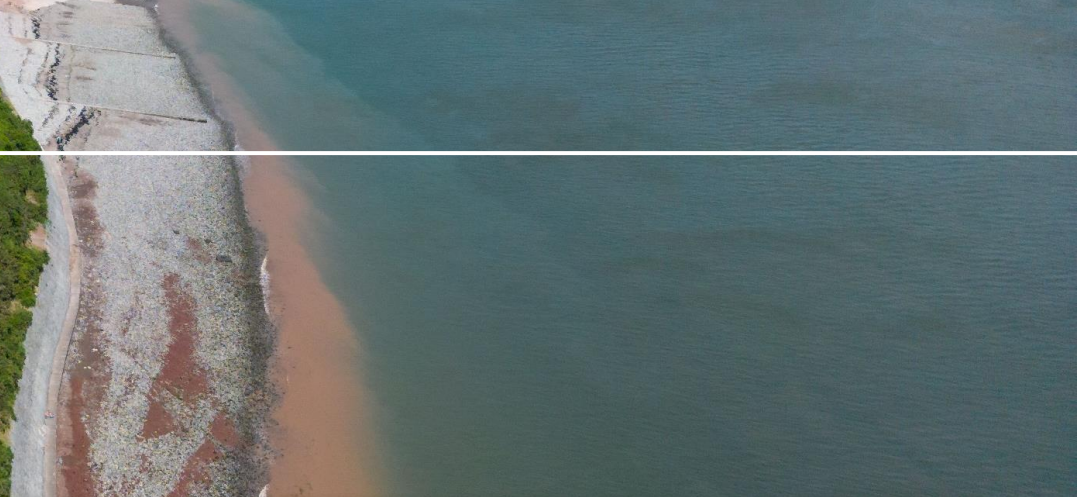
To the front of the property is a lawn with sunken seating and firepit. There is also an outdoor bar.

There are 12 parking spaces.

Back of house areas include a commercial kitchen and staff room.



GENERAL INFORMATION



SERVICES

All mains' services.

TENURES

Freehold.

ENERGY RATINGS

EPC - C

TRADE

Prior to closure, the business traded as a full-service hotel and restaurant.

VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

FIXTURES AND FITTINGS

Trade inventory will be included in the sale. Stock at valuation on completion.

LOCAL AUTHORITY

Vale of Glamorgan
Ffordd Y Mileniwm, Barry CF63 4RT
T: 01446 700111

RATEABLE VALUE

£65,500 for the hotel and premises.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



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