

Freehold For Sale

Prominent 18 Bedroom Hotel in Builth Wells



LION HOTEL, 2 BROAD STREET, BUILTH WELLS, POWYS LD2 3DT

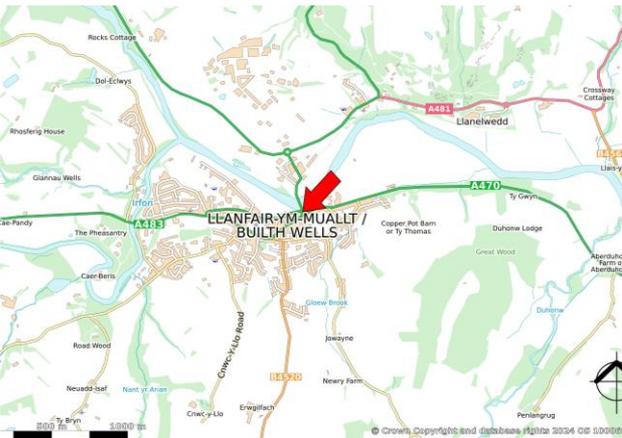
On the instructions of the Joint Liquidators of The Lion Hotel-IH Limited

LOCATION

The renowned market town of Builth Wells stands at the confluence of the Rivers Wye and Irfon in the Upper Wye Valley. It has a population of 2,352 and is well known for being the location of Royal Welsh Showground, home of the largest agricultural show in Great Britain.

The showground stands in an estate of 140 acres and its annual show has an attendance of over 200,000. It hosts many other events throughout the year.

The Grade II Listed Lion Hotel is possibly the town's best known building, being a "landmark" property standing on a prominent corner site where the A470 Trans-Wales route crosses the famous five-arch stone bridge across the Wye.



DESCRIPTION

Whilst the business is now closed, the previous owner clearly invested a considerable sum in upgrading the property which now offers 18/20 en-suite letting bedrooms (inc two 4-bedroom suites) as well as function, bar and dining facilities.

The ground floor is arranged with entrance hallway and reception, breakfast area with seating for 22 guests, main bar which can be utilised as a function room for approximately 60-80 customers and a further snug bar to the rear.

In addition, there is a catering kitchen, with walk-in cold room and freezer; and an office with WCs to the rear.

The property has its own car park for 12 vehicles, together with a garage which provides for additional storage or parking facilities.



ACCOMMODATION

There are 18 en-suite bedrooms in total:

First Floor

- Bedroom 1 – Double bed with en-suite shower room
- Bedroom 2 – Twin beds with en-suite shower room
- Bedroom 3 – Twin beds with en-suite shower room
- Bedroom 4 – Family room with en-suite shower room
- Bedroom 5 – Double bed with en-suite shower room
- Suite 6 – Suite with bedroom, sitting room and en-suite shower room
- Bedroom 7 – Double bed with en-suite shower room
- Bedroom 8 – Double bed with en-suite shower room
- Bedroom 9 – Twin beds with en-suite “disabled standard” wet room

Second Floor

- Bedroom 21 – Double bed with en-suite shower room
- Bedroom 22 – Twin beds with en-suite shower room
- Bedroom 23 – Twin beds with en-suite shower room
- Bedroom 24 – Family room with en-suite shower room
- Bedroom 25 – Twin beds with en-suite shower room
- Bedroom 26 – King bed with en-suite bathroom
- Suite 27 – Suite with bedroom, sitting room and en-suite shower room
- Bedroom 28 – Twin beds with en-suite shower room.
- Bedroom 29 – Suite with king bed with en-suite bathroom having whirlpool bath with shower over bath

PREMISES LICENCE

The property previously held a Premises Licence for the supply of alcohol between 10am and 1am Monday-Sunday.

THE BUSINESS

The hotel has currently ceased trading, and is being offered for sale by the Joint Liquidators. Accordingly, no trading accounts are available and prospective purchasers will need to form their own opinions as to the potential trade and profitability of the business.

GUIDE PRICE

£350,000

TENURE

The property is held freehold.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

All prices are quoted exclusive of VAT.

CONTACTS:

For further information or to arrange a viewing please contact the joint agents:

Anthony Hart
07513 822 654
ahart@hilcoglobal.eu

Sidney Phillips
01981 250333
wales@sidneyphillips.co.uk

