



County Hotel

Ref: 5646757

The Promenade, Llandudno, North Wales, LL30 1BD

Long Leasehold: £3,500,000, Annual Rent: Peppercorn

104 en suite bedrooms

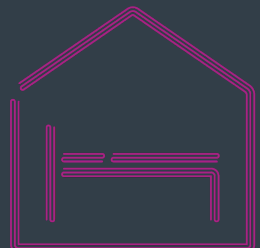
Popular seafront location

Restaurant (150), Lounge (50)

Basement bar with stage (100)

Separate pub (80)

Staff and managers accommodation. Energy Rating C



The property occupies a corner position at the junction of Queens Road and The Parade backing onto East Parade. As such, the property comprises a number of inter linking terraced Victorian buildings along with a former public house located at the return frontage on Queens Road. In the main, the accommodation is arranged over four floors over a lower ground floor with the third floor rooms being located within the mansard roof space. Externally the Property comprises painted rendered elevations surmounted by a slate mansard roof. The business is available free and clear of current management and branding and would be well suited for continued use.



Internal Details

The hotel has good sized public areas, many of which are sea front facing to the promenade beyond. The hotel has a large restaurant with capacity for approximately 150 covers located on the ground floor of the building. We understand that the restaurant has been relatively recently redecorated and re-carpeted. This adjoins the main lounge / bar which has seating for approximately 50 covers and comprises of a number of interlinking spaces.

In addition to the main hotel bar, there is a separate pub for up to 80 people which has independent access from Queens Road. This is utilised by both residents and non-residents. In the basement is a large bar and stage area which is licensed for approximately 100.

The hotel has a good sized kitchen which is located across two floors. There are additional preparation areas and pot wash facilities. There is a lift with access to all floors.



Letting Accommodation

The hotel has 104 guest bedrooms, all of which have en suite facilities. The accommodation is configured as follows:

- 38 double bedrooms
- 41 twin bedrooms
- 1 Family bedroom
- 22 single bedrooms
- 2 Driver's rooms

Owner's Accommodation

In addition to the guest rooms, there are nine bedrooms available for staff which are all en suite, along with a two bedroom manager's flat and a one bedroom assistant manager's flat.

Tenure

We are advised that the Property is owned long leasehold. We summarise the lease as provided to us as follows: 999 years from 13 March 1998 with a peppercorn ground rent.

Location

The property is located in Llandudno, North Wales, which is a seaside resort, town and community in the Conwy County Borough. Llandudno is located on the Creuddyn Peninsula and the coastline is the Irish Sea. Llandudno is the largest seaside resort in North Wales and is located approximately 46 miles from Chester and 51 miles from Wrexham.

The property is situated on the Promenade which leads to Llandudno Pier and the property fronts the Irish Sea. The hotel is located on the B5115, The Parade, and is more regionally accessed via the A470, Conwy Road. The surrounding properties are predominantly coaching hotels and B&Bs, along with the Venue Cymru located within close proximity.

External Details

The property occupies an extensive sea front location, although garden areas are minimal. There are lawned areas to the front and side with planted flowerbeds and car parking for approximately seven vehicles at the rear.

Trading Information

Trading information can be made available upon agreement to Christie & Co's online NDA. Please visit the data room (www.christieco-dataroom.com) and specify the name of the hotel (County Hotel).



Fixtures & Fittings

All owned fixtures and fittings are included in the sale and an inventory will be produced.

Business Rates

Confirmation of business rates payable should be obtained from the Local Authority.

The Opportunity

Whilst the hotel is available to acquire on a single asset basis, Christie & Co are selling other hotels across the UK for the same seller. Additional information can be provided on request. Please contact the following for any multi asset enquiries:

Jeremy Jones, Head of Brokerage (jeremy.jones@christie.com)

Ed Bellfield, Regional Director (ed.bellfield@christie.com)



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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Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189