



Marine Hotel

Ref: 5646758

Vaughan Street Llandudno, Conwy, LL30 1AN

Long Leasehold: 5,000,000, Annual Rent: £406

123 en suite bedrooms

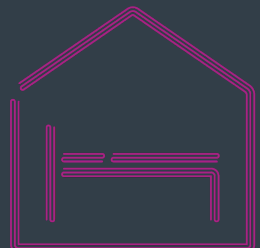
Popular seafront location

Restaurant (150), Bar (75)

Indoor swimming pool

Parking

Staff and managers accommodation.



The property occupies a corner position at the junction of The Parade and Vaughan Street and comprises a number of interlinking terraced Victorian buildings with a return frontage onto Vaughan Street. The main property comprises four storeys above basement with one area comprising five storeys above basement. Externally the property comprises painted rendered elevations surmounted by a slate pitched roof, along with some flat felt roofs to the rear. The business is available free and clear of current management and branding and would be well suited for continued use.



Internal Details

The hotel's main restaurant seats approximately 150 covers. There is a central buffet servery for breakfast.

The hotel has a lounge / bar which is located by the reception. There are a number of interlinking lounge spaces providing seating for approximately 75 covers in various areas of the hotel.

There is an entertainment room with seating for approximately 80 guests with additional bar and dance floor.

There is a large ballroom / function space which provides meeting and events space.

The hotel has indoor leisure facilities which include an indoor heated swimming pool. It is understood that there was previously a sauna although this is disused at present. The ancillary areas include various back of house rooms including catering kitchen, ancillary stores, preparation areas and dry stores.



Letting Accommodation

There are 123 guest bedrooms which are located across the ground and four upper floor levels. The configuration of the rooms is as follows:

- 52 double bedrooms
- 42 twin bedrooms
- 3 family bedrooms
- 22 single bedrooms
- 3 Driver's bedrooms

In addition to the guest rooms there are six rooms which are not let and are generally used by entertainers, and a further three drivers rooms.

External Details

The frontage benefits from planted gardens with a ramped wheelchair access into the main entrance to the building. There is additional entrance located at the side. The rear of the site has an open parking area which is shared with adjacent hotels. It is understood there is demised parking for 14 vehicles in the car park, with additional space on license.

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 hotel is situated on the Promenade which leads to Llandudno Pier and fronts the Irish Sea. The property 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.

Fixtures & Fittings

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

Owner's Accommodation

There are four staff bedrooms with en suites, 11 staff bedrooms with shared bathrooms and two manager's flats. The general manager's flat has three bedrooms and the assistant manager's flat has two bedrooms.



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 (Marine Hotel).

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)

Tenure

We are advised that the property is owned long leasehold on seven separate leases, given that the property occupies a series of interlinking buildings. Each lease is for a term of 2,000 years, the earliest being 25 March 1889 the most recent, 25 March 1908. We understand that the current total ground rent equates to £406 per annum.



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.



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