



Falcon Hotel

Ref: 4740057

111 Lammas Street, Carmarthen, SA31 3AP

Freehold: £995,000

Adjusted net profit c.£142,739

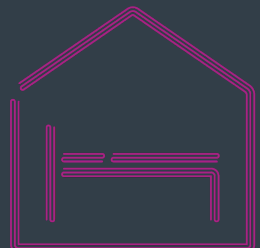
16 en suite guest rooms

Established 3* hotel & restaurant

Restaurant (80) bistro (30)

Town centre location with high footfall

EPC Rating E



Location

The Falcon Hotel is located in the busy market town of Carmarthen, which is situated along the river Towy. Carmarthen is approximately 30 miles northeast of the City of Swansea and 16 miles north of the town of Llanelli. The town is well serviced by public transport and is on the London to Fishguard rail link and strategically well located at the junction of the A48 and A40 and the town functions as a gateway to West Wales. The popular holiday destinations of Laugharne, Saundersfoot and Tenby are all within a 35-minute drive which constantly draw in visitors all year round.

Description

The town is well placed as a resting place for visitors exploring the delightful coastlines of West Wales and Pembrokeshire. Carmarthen is also popular with shoppers from across the UK and has been voted the third best shopping destination in Wales. As well as many of the high street brands there is an impressive selection of independent shops, and of course the famous market. Carmarthen also boasts a challenging golf course and the National Botanical Gardens. While The United Counties Showground at Nant y Ci, Carmarthen, hosts some of the biggest events on the Welsh agricultural calendar which draw in significant visitors to the region.

Internal Details

The accommodation is arranged over three storeys within this traditional stone-built property. The building itself has been extremely well maintained by our clients and is modern and welcoming whilst offering a comfortable ambience. The trading areas were refurbished in the spring to maintain our clients' high standards which will be of benefit to the new owner. The refurbishment include's new wooden flooring, fixtures & fittings and soft furnishings and a refresh of the external paintwork.

Ground Floor

The ground floor offers a reception, bar, and two restaurants with a less formal bistro style offering providing 30 covers and a more formal restaurant providing 80 covers. The formal restaurant can double up as a private function room for special events with a further 30 covers available in the reception lounge if required. Ancillary areas include a large galley style kitchen, prep room, office, storerooms and toilet facilities.



Fixtures & Fittings

The property is well equipped to a high standard and we have been advised by our clients that all fixtures & fittings are owned outright and will be included in the sale. Our clients have recently upgraded the kitchen equipment which includes two new falcon ovens, a falcon grill, ice-maker and glass washer. A full inventory will be provided on request.



Other Floors

The basement includes toilet facilities with the letting accommodation spread across the first and second floors with 12 guest bedrooms on the first floor and the remaining 4 rooms located on the second floor.

Letting Accommodation

The property includes 16 well-appointed en suite guest rooms all of which have been refurbished within the last two years. Room configurations include 5 king-size, 4 double, 1 triple, 2 twin and 4 single rooms. Room rates from £70 to £125.

Owner's Accommodation

The current owners do not live on site. However there is a self-contained flat that has an external and hotel entrance and a small patio area. Briefly comprising of double bedroom en-suite with bath and shower, large lounge diner and separate kitchen. Can be used as managers quarters.

External Details

There are around six private car park spaces to the rear of the property. The hotel is located in the town centre and there are an array of parking options close by for guests to choose from including Long Stay options at St Catherine's Walk which is approximately a 7-minute walk from the hotel with 24 hours parking costing £5.00. There is also short term parking options situated in the public car park adjacent to the property which provides free parking from 6 pm to 8 am. There is also an option where by if one were to purchase a ticket after 6.01 pm for 3 hours this will carry your parking time to 11am the following day.

Staff

The business is currently overseen by our clients with the support of a full staffing team. A staffing schedule will be provided on request.

The Opportunity

The Falcon hotel offers a fantastic opportunity for a new owner, the business is well known and benefits from an enviable reputation with a 4* rating on Tripadvisor and a 3* rating from Visit Wales. The business offers split income streams and benefits from a superb location in the centre of a busy town with constant footfall and is popular with local residents and visitors alike. Along with the rooms revenue, dining at the Falcon Hotel is popular with residents and locals using the restaurant which has earned an excellent reputation for the quality of its food and service, our clients have built up a loyal customer base who regularly visit the venue, the Sunday lunch service is particularly popular. The establishment has attained a 5-star rating by the Local Authority and Food Standard Agency and we have been advised by our client that the business is fully compliant with all the required legislation and regulations. The building itself is extremely well maintained and looked after and due to our clients' continual investment in the business any purchaser will have limited need for further immediate capital expenditure.

Regulatory

Premises licence

Trading Information

We have been advised by our clients that net turnover is in the region of £514,000 with an adjusted net profit of circa £142,739. Trading information is available to seriously interested parties post-viewing.

Trading Hours

The business trades every day for lunch and dinner service apart from a Sunday evening for non-residents. The hotel is open 365 days a year to hotel guests.

Development Potential

Our clients have drawn up plans for an extension over an existing building to add a further eight double bedrooms or a further four bedrooms with an extension to the owner's accommodation dependent on a new owners requirements.

Business Rates

Current rateable value £40,000. TBC





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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Sam Roberts

Broker

M:+44 7764 241 321

E:sam.roberts@christie.com

Birmingham



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