



## The Wilton

Ref: 5646729

14 South Parade, Llandudno, LL30 2LN

Long Leasehold: £660,000

14 bed, 4 Star B&B

Opposite sea front and pier

Net T/O YE 2019: £122,856. ANP: £60,669

2 bed owner's accommodation

Parking: 7 vehicles

EPC Exempt



The Wilton Hotel is an attractive rendered end terrace, five storey, Victorian Grade II Listed property with public areas on the ground floor, letting rooms across the upper floors, with owner's accommodation situated to the lower ground floor.

The hotel currently offers a 4 Star Bed & Breakfast service, with car parking to the rear.



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### Location

The Wilton Hotel is situated in the heart of Llandudno, upon South Parade opposite the sea front and Llandudno Pier. There are numerous restaurants and bars within walking distance, many less than 5 minutes away, and close to the North Wales Theatre being just 10 minutes walk along the promenade.

Llandudno is host to three large golf courses, the nearest being just 5 minutes drive from the hotel. Llandudno itself is easily accessible via the A55 Expressway, and situated approximately 5 miles from Conwy, and Colwyn Bay. The Snowdonia National Park is within driving distance, as are a number of historic castles throughout North Wales, and the North West including Chester, Conwy, and Caernarfon.

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### Internal Details

Ground floor:

Reception, guest lounge, breakfast room (20), small prep kitchen, wc, and storage rooms throughout.

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### External Details

There are four parking spaces to the rear, with a further three spaces that our clients rent from Mostyn Estates.

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### Letting Accommodation

Comprising 14 bedrooms configured as:

- first floor - 5 bedrooms
- second floor - 4 bedrooms
- third floor - 5 bedrooms

The rooms come in a variety of king size, double, single, twin, and family, all en suite, with flat screen tv's, and some with sea views.

There are two additional unused rooms that require work but have the potential to create a one bed en suite with lounge which could be used as additional owners/staff accommodation, or add a guest suite which would create more revenue, subject to regulations.





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### Owner's Accommodation

Located on the lower ground floor comprising living room, kitchen (also used for the hotel), two bedrooms (one en suite), bathroom, laundry room, and office.

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### The Opportunity

The Wilton Hotel comes to the market for the first time in 18 years, and is in excellent condition throughout. This 4 Star B&B located in the heart of Llandudno making it an ideal place to stay, being adjacent to the pier and sea front, and just a few minutes walk from The Great Orme tramway and cable car station.

There is the opportunity to increase revenue by expanding upon the opening period, as the hotel is closed for almost five months during the year, including December. The hotel currently doesn't hold a licence to sell alcohol presenting the potential to offer a bar service.

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### Trading Information

Year end accounts 30 November 2019 (Pre-COVID) show a net turnover of £122,856, with an adjusted net profit including owners wages of £60,669.

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### Trading Hours

The hotel currently opens from April to October, and a few weekends during the month of November.

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### Staff

The business is owner operated with a complement of three part-time staff.

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### Tenure

A 999 year lease with Mostyn Estates from 29 September 1925.

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### Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

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### Business Rates

The Rateable Value is £9,000 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.



## 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



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