



Trevone Hotel

Ref: 5646627

10 St. Georges Crescent, Llandudno, LL30 2LF

Long Leasehold: £895,000

24 bed hotel

Sea front location

2 bed owner's accommodation

Lift to all floors

Scope to increase revenue

EPC Exempt



The Trevone Hotel is a 24 bed seafront hotel in the popular North Wales seaside resort of Llandudno. This long established hotel come with a 2 bed owners accommodation, ideal for a lifestyle buyer, with considerable scope for continued growth from an enthusiastic purchaser. Traditionally ran with a bed and breakfast service, the business would benefit from an increased bar and food operation and a more vigorous marketing policy to promote it.



Tenure

We have been advised that the property sits on the Mostyn Estate and has a lease with an original term of 999 years.

Location

The hotel is located on the sea front promenade of Llandudno, the largest sea front resort in North Wales. The resort is famous for its long promenade and traditional pier, also benefitting from a wide range of shopping facilities, amenities and family attractions including the longest cable car ride in Britain. Llandudno can be easily accessed via the A55 expressway and is situated approximately 5 miles from Conwy and Colwyn Bay. The Snowdonia National Park is within driving distance of the property, along with a number of historic castles throughout North Wales.

Description

The hotel is an attractive 5 storey Victorian terraced building. There are in total 24 en suite rooms throughout the hotel with lift access to each floor. On the ground floor you have the public areas including reception desk, large bar, lounge, breakfast room with kitchen, with the owners accommodation situated on the lower ground floor. There is a front and rear garden, with separate owners entrance to the rear of the building.

The hotel is a Listed Building which is also set within the designated Llandudno Conservation Area.

Trading Information

Recent accounts have been affected considerably by COVID but previous accounts show a steady annual turnover of circa £140,000

Business Rates

The Rateable Value is £14,400 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.



Letting Accommodation

24 en suite rooms with lift access to all floors broken down as:

Lower Ground:

- 1 x Family Room
- 1 x Twin
- 1 x Double

Ground:

- 1 x Triple

Mezzanine:

- 3 x Single

1st Floor:

- 1 x Family
- 1 x Triple
- 1 x Double
- 2 x Twin

2nd Mezzanine:

- 3 x Singles

2nd Floor:

- 1 x Family
- 1 x Double
- 3 x Twin

Top Floor:

- 1 x Family
- 3 x Doubles



Fixtures & Fittings

The majority of fixtures and fittings are included in the sale, however there will be a list of items to be excluded from the sale. An inventory will be provided to prospective purchasers.



Owner's Accommodation

Situated on the lower ground floor is a 2 bed owners apartment with kitchen diner and bathroom along with further ancillary areas such as laundry room and large storage area. There is a rear owners garden with direct access to the private rear entrance.



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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