



## Smiths Hotel

Ref: 3440506

20-24 Knightstone Road, Weston-super-Mare, BS23 2AW

Freehold: OIEO £2,200,000

Sea views & high footfall of passing trade

50 en suite letting bedrooms

Lounge (80) Dining room (100) Restaurant (80)

Bar (15) Waterfront Lounge (60)

Adjusted net profits in excess of £300,000

Same ownership since 1992. Energy Rating C



---

## Description

The Smiths Hotel forms part of a terrace of Victorian villas that have been subject to extensive alterations and extensions over the years.

The property is arranged over three floors comprising 50 en suite letting bedrooms with a passenger lift to all floors. There are five principal areas on the ground floor which combined can accommodate more than 330 guests and that's not including the large external sea-facing terrace which proves extremely popular in the summer months and can seat a further 180 guests.



---

## Location

The hotel is located in a prime trading position within the town, on the seafront with uninterrupted views of the Grand Pier and Weston Bay's long sandy beach.

Weston-super-Mare is a renowned seaside resort offering a wide range of attractions making it a popular destination for tourists. It is within four miles of Junction 21 of the M5 motorway whilst the city of Bristol is within 19 miles. Additionally, the town benefits from mainline railway connections.

---

## Internal Details

There are two entrances to the front of the property, one providing access to the reception area and the other to the public areas.

---

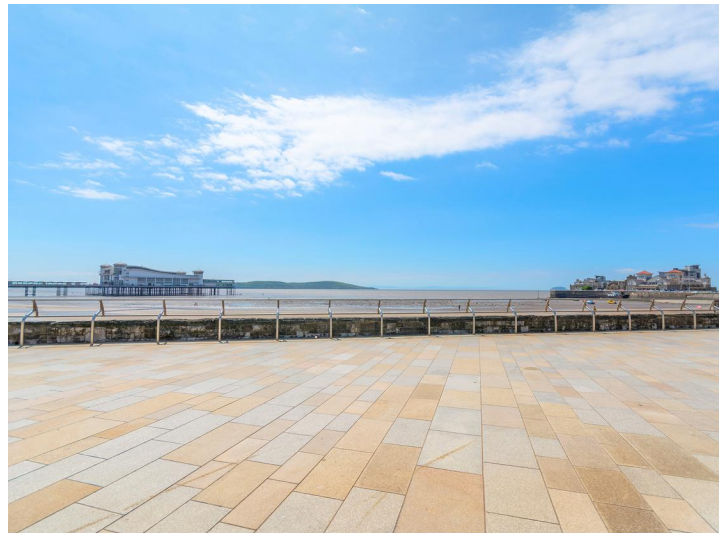
## The Opportunity

Our client has owned The Smiths Hotel since 1992 and has worked in the industry since 1984, has now made the decision to pursue other business interests. For many years the hotel has proved to be a huge success both from a customer's perspective and from the year on year growth in revenue and profit.

Although a very established business, the dynamic has changed in recent years moving away from the traditional coach parties to attracting the private leisure market which now makes up over 50% of the current income.

The hotel trades from February through to December with income derived from the bar, restaurant and letting accommodation. The summer months prove extremely popular due to the prominent trading position and a large external terrace. Although an established and profitable business, there are still a number of areas to increase revenue, one of which is the growing number of function requests that our client turns away on a frequent basis.

For further information about The Smiths Hotel, please visit the business website: [www.smithshotel.uk.com](http://www.smithshotel.uk.com)





---

### External Details

The property benefits from a large external terrace to the front which provides c.180 covers. Due to the property's prominent location attracts custom from the many visitors walking past on route to the beach and town centre.

Adjacent to the terrace is a small car with parking for 15 vehicles although, as there is a Pay & Display car park within 60 metres, this area could provide additional external parking to accommodate the busy summer periods. To the rear of the property is an enclosed courtyard, in the main used for deliveries

---

### Fixtures & Fittings

All trade fixtures and fittings will be included in the sale and our clients will provide a trade inventory to interested parties.

---

### Letting Accommodation

All letting rooms are en suite and arranged over the ground, first and second floors and are configured as follows:

---

### Trading Information

Accounts for the Year Ended 28 February 2018, show annual net sales of £1,087,958 with an adjusted net profit in excess of £300,000. Further accounting information will be made available to interested parties following a formal viewing.

Please note income is currently derived from 48 bedrooms and there are two additional letting rooms that are not used by the current owner. For further information please contact Christie & Co



---

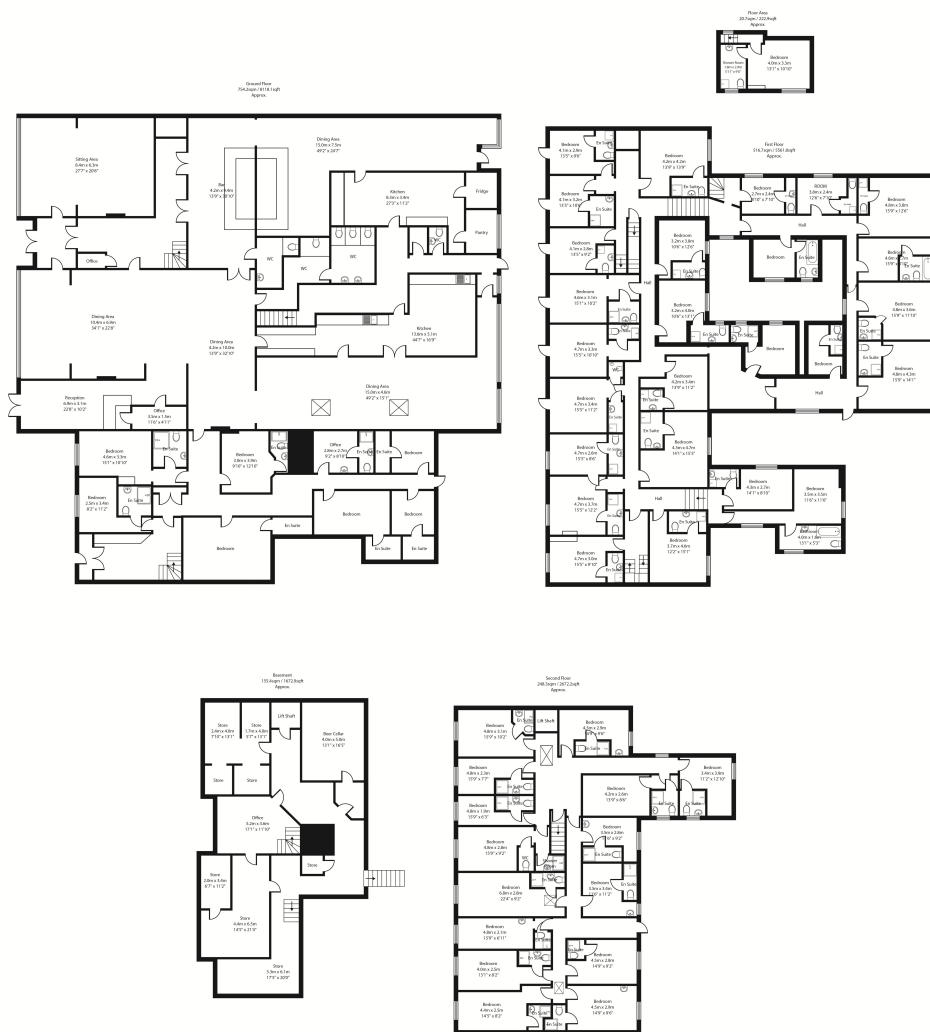
### Staff

The business operates a full-time General Manager, Assistant Manager, three chefs and a pool of part-time staff.

---

### Additional Information

We are also marketing the adjoining property for the same client, Mentone Hotel (reference number 34/40496). The two properties combined will provide a purchaser with an opportunity to reconfigure and capitalise on the prime trading position.



## 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:

### Richard Thomas

Senior Business Agent

M:+44 7701 315 067

E:richard.thomas@christie.com

Bristol



Christie Finance is an independent finance broker recommended by Christie &

For full information on Christie Insurance please call 03330 107189

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. June 2023

christie.com