

# The Lion Hotel

Y Maes, Criccieth, Gwynedd, LL52 0AA  
Freehold – Offers in excess of £1,400,000



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## KEY INVESTMENT HIGHLIGHTS

- Popular seaside hotel
- 34 letting bedrooms
- Separate annex with 6 self-catering apartments
- Turnover £870,959 with gross profit of 90.2%
- Net profit of £148,424 and EBITDA of c. £295,000
- Dining room (100), bar and snug (80)
- Beer garden and patio, parking for 23 vehicles (3 x EV chargers)
- Close to Snowdonia National Park. Energy Rating C



## DESCRIPTION

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Dating back to the 18th century, this 'Inn on the Green' in the heart of Criccieth has 34 en suite letting bedrooms over four floors with lift access and an annex with six recently created self-catering suites.

Public areas are located on the ground floor and include a large dining room and public bar with snug. External areas include outside seating and car park. A family run hotel for almost 45 years and a retirement sale, this 4-star hotel has been recently refurbished throughout and comes to the market in excellent condition.





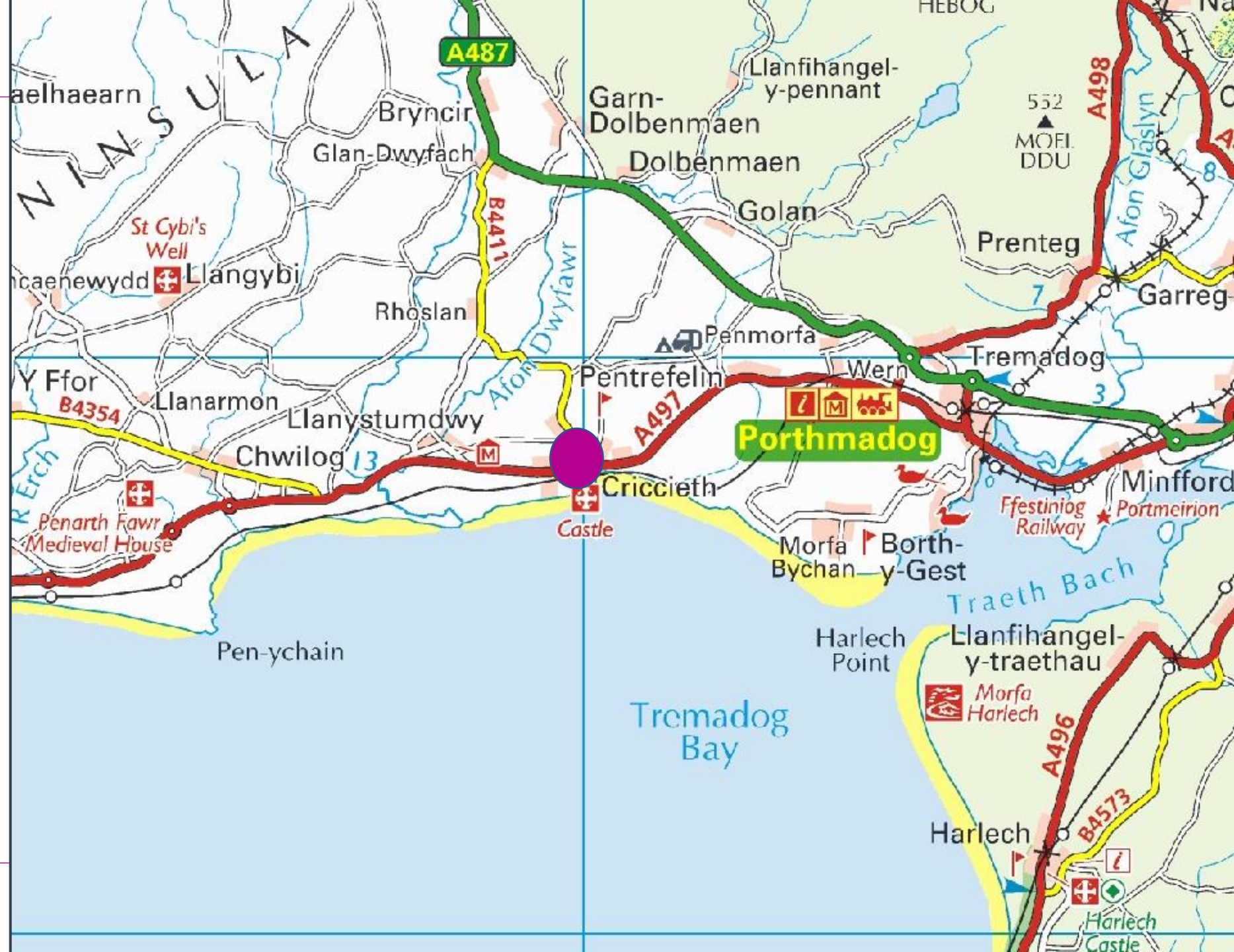
## LOCATION

Located centrally within in this small seaside town on the Llyn Peninsular, Criccieth is popular with tourists due to the beautiful surrounding beaches, and castle ruins.

The area attracts thousands of visitors, drawn for the breath-taking views, tourist attractions, numerous steam railways, many golf courses and the Coastal Path.

The town is also an excellent base for outdoor enthusiasts to visit some of North Wales adrenaline attractions such as Surf Snowdonia, Bounce Below and Zip World. All of these guarantee a steady flow of trade throughout the season.

Criccieth is approximately five miles from the Snowdonia National Park and is easily accessed from the A487, a major road through North Wales.





## INTERNAL DETAILS

Reception desk opening onto guest lounge with seating for 30. To the left of the reception area is "Llewelyn's" breakfast and dining area for 100. This area is also used for functions and conferences. To the right of the reception lounge is "The Mane Place", the hotel bar for 60, with additional snug for 20. Ancillary areas include: a full range catering kitchen, manager's office and customer toilets, including an accessible toilet.





## LETTING ACCOMMODATION

In the main building there are a total of 34 rooms with one of these currently being used for staff. All the rooms are individual and range from twin bedded rooms to contemporary suites, with adjoining rooms for families. There is also a specially adapted bedroom for which is wheelchair accessible. The lift in the main building serves all but three rooms on the top floor. In addition to these rooms is a separate annex called Castle View Studio Apartments. These have been recently converted into six self-catering apartments comprising: en suite king size bedroom and lounge with kitchenette. All apartments are south facing, with views of the castle.

The configuration of rooms is as follows:

### MEZZANINE

1 x Twin

### FIRST FLOOR

5 x Singles (one used for night staff), 4 x Doubles, 6 x Twins, 2 x Family,  
1 x Family Suite

### SECOND FLOOR

4 x Doubles, 4 x Twins, 3 x Family

### SECOND FLOOR MEZZANINE

1 x Double

### THIRD FLOOR

1 x Single, 1 x Twin, 1 x Family Suite









## EXTERNAL DETAILS

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There is a south facing beer garden, with a covered patio and seating area overlooking a lawned garden with picnic benches. There is private parking for 23 vehicles, with 3 EV charging points.

## FIXTURES & FITTINGS

Fixtures and fittings are included, with the exception of items that are personal to our clients.











## THE OPPORTUNITY

The hotel has been owned by the same family since 1979 and comes to the market as a retirement sale. Up until recently, the owners ran the business on a full-service basis, operating its bar and restaurant which opened to residents and non-residents. Following Covid, to provide an easier and potentially more profitable lifestyle, the decision was made to operate the hotel as a fully licensed bed & breakfast, and to provide evening meals for residents on five nights per week, thereby significantly reducing its over heads, and becoming less reliant upon staffing.

A new owner could take full advantage of the high demand for food and beverage in the area and revert back to a full-service hotel which will substantially increase revenues. This could be expanded further by converting the large, mainly under-used lounge area and opening it up on to both the dining area and bar area to create one larger space.

The businesses dedicated website is: [www.lionhotelcriccieth.co.uk](http://www.lionhotelcriccieth.co.uk)

## TRADING INFORMATION

Accounts for year end 30 April 2022 show a net turnover of £870,959, a gross profit of £785,887 (90.2%), a net profit of £148,424 and an EBITDA of c.£295,000. Latest accounts can be made available upon request.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.









Chapel of Rest

Heddfan

Bryndulas

Casula

Brynwern

Glascoed

Yr Erw

Ty? Bach

Maes Workshop

Y Garth

Maes Glas

Berth

28.1m

Y Maes

B 4411

Bwthyn Eifion

Shelter

GP

TCB

Capel Mawr

42 to 53  
Castle View Cottage

Lion Hotel

Lion Cottage

43

49

51

53

54

39

Pont y Cwrt

A 497

Shelter

CORPORATION  
TERRACE

George IV  
Hotel

27

33

24.5m

PH

26a

28

40

El Sub  
Sta

LC

Crossing



## CONTACT DETAILS

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