



## Valley Hotel

Ref: 5651984

London Road Valley, Holyhead, Anglesey, North Wales,  
LL65 3DU

Freehold: Offers over £995,000

19 bed Coaching Inn

Net turnover 31/3/24: c. £1,252,685

Bar: 52 & Restaurant: 54 covers

Large beer garden: 100 plus

Children's play area. Parking: 80 vehicles

Energy Rating C



The property is a privately owned multi faceted business combining letting bedrooms, wedding & function trade along with an indoor, and outdoor bar, and an informal dining area. Traditionally a coaching house, the hotel dates back to the 1800's, on the historic Holyhead to London route.

Situated in the popular tourist location of Isle of Anglesey, the business is an ideal venue whether you are visiting many of it's attractions, visiting on business, or using the ferries travelling to and from Ireland. The property has recently been refurbished offering a stylish main bar, featuring Welsh slate, rustic charm, real ales and a warm welcome. The popular eatery has an extensive daily menu, operating from 12pm to 9pm largely homemade, and using authentic Welsh produce.

The property benefits from an attractive beer garden and large car park, 19 en suite letting bedrooms, two function rooms ideal for weddings and all types of functions.

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### Location

Situated just off the A55 the property is located at the junction where London Road meets Station Road with both the ferry port and main Holyhead railway station less than a 10 minute drive. The local Valley railway station is just a five minute walk away. Anglesey Airport and RAF Valley are close by with only a 5 minute drive.

Anglesey is a highly popular tourist location with stunning landscapes, unspoilt coastlines, and picturesque towns & villages. The west coast of the Island boasts some of the best beaches in Britain such as Llandwyn Island, and the hotel is close to a number of these including Trearddur Bay, Rhosneigr, Church Bay and Rhoscolyn. There are miles of scenic walks on the Isle of Anglesey coastal path as well as, cycle paths and some of the best water based activities. Much of the coastline has been declared an Area of Outstanding Natural Beauty.



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### Internal Details

- Main bar (52 covers)
- Restaurant area (54 covers)
- The Menai Room (large function room) caters up to 120 guests, with it's own bar, toilets and dance floor, backing on to the main garden. The room can be split - 80 in the main room, and 40 using the conservatory.
- The Penrhos Room (small function room) caters up to 30 guests, with it's own bar and is also used as the breakfast room.

Ancillary areas:

Comprising catering kitchen, reception area, office, and ladies, gents & disabled toilets

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### Owner's Accommodation

A self-contained manager's flat comprising: one bedroom, kitchen, living room and bathroom.



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### Letting Accommodation

Situated across the first floor, there are 19 en suite letting bedrooms comprising: 5 single rooms, 5 double rooms, 3 twin rooms, and 6 family rooms. All rooms have been recently refurbished to a very good standard.

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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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### External Details

There is a large beer garden with an outside bar with seating for 100 plus, a separate children's play area, making it ideal for family use. Car park for up to 80 vehicles.



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### The Opportunity

A family run business comes to the market for the first time in over 25 years having been originally purchased from Burtonwood Brewery. Being on the Isle of Anglesey, the business has a strong tourist seasonal trade, as well as a vibrant local trade, consistently producing revenues, net of VAT, of circa £1,000,000 per annum. Splits between wet, dry and accommodation of 38%, 43% and 19% respectively, with a composite barrelage figure of between 260 and 270 per year.

The hotel has secured bookings for an increased number of events and weddings for 2024, and this trend is expected to continue. There are several opportunities in the future, within the geographical region, that will contribute to positive increases in occupancy rates, wet and dry sales, and a number of events.

The region has been praised by high profile national travel writers and is currently regarded as one of the UK's top holiday destinations. We believe this opportunity would suit a number of operators especially regional and national, who may already have a presence on the island and will benefit logistically.

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### Trading Information

Trading information for year end 31 March 2024 shows a net turnover of £1,252,685. Accounting information will be made available to seriously interested parties.



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### Staff

The business is run with a complement of 20 full and part-time staff members, including the general manager, with additional staff being recruited during the busy summer season.

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## Business Rates

The Rateable Value is £49,500 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local authority.



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## Regulatory

Premises and wedding licence.



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## 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:

### Grace Day

Business Agent

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Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189