



# The Unicorn Hotel

Ref: 5842776

Bridge Street, Caersws, SY17 5DT

Freehold: £350,000

Investment opportunity

Fantastic lifestyle business

Fabulous location & highly rated

7 en suite letting rooms

2 bed owners accommodation

Spacious public areas and commercial kitchen for F&B. Energy Rating C





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## Description

The Unicorn Hotel presents a fabulous opportunity within Mid Wales. Being sold as Freehold, the current owner wishes to retire and release some assets.

A striking looking building within the heart of Caersws it's of good proportions. Sizeable public areas, bar, restaurant and commercial kitchen adorn the ground floor whilst over the first and second floor are seven en suite letting bedrooms with a two bed owners accommodation. There is ample parking to the front and side of the property along with a courtyard style garden to the other.

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## Location

what3words: ///beyond.crispy.recap

Newtown: 6.4 miles | Welshpool: 20 miles | Snowdonia National Park: 22 miles | Aberystwyth: 38 miles | Shrewsbury: 39 miles

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## Ground Floor

Entering via a porched area and turning right into the bar, with open fireplace and seating, it's a cosy room with access to the bar station. Across the way and sperate to the bar is the restaurant, with a more formal dining arrangement it has further space for multiple covers and again, access to the bar station. From here and across a corridor takes you to the function room, a versatile room which is mostly used for breakfast for guests, although it can be utilised for a multitude of functions and purposes. A commercial kitchen is present adorned with the usual appliances. Further on the ground floor are customer toilets.

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## Fixtures & Fittings

All fixtures and fittings owned outright by the landlord will be included in the freehold sale, personal belongings will be removed.





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### Letting Accommodation

The accommodation is split across the first and second floors, seven en suite lettings rooms are present, all finished to a high standard with modern fixtures and fittings and some, recently refurbished. A two bedroom owners accommodation is also based on the first floor.

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### External Details

Externally there is ample parking for a number of vehicles to the front and side of the property. Around the property there are various areas with space for tables for outdoor dining and drinking with the added benefit of a partially covered area to protect from the elements.



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### Owner's Accommodation

There is a two bedroom owners accommodation on the first floor.

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### The Opportunity

The chance has arisen to purchase a fabulous freehold opportunity in the heart of Mid Wales. The freehold owner is wishing to retire and condense their assets.

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### Tenancy



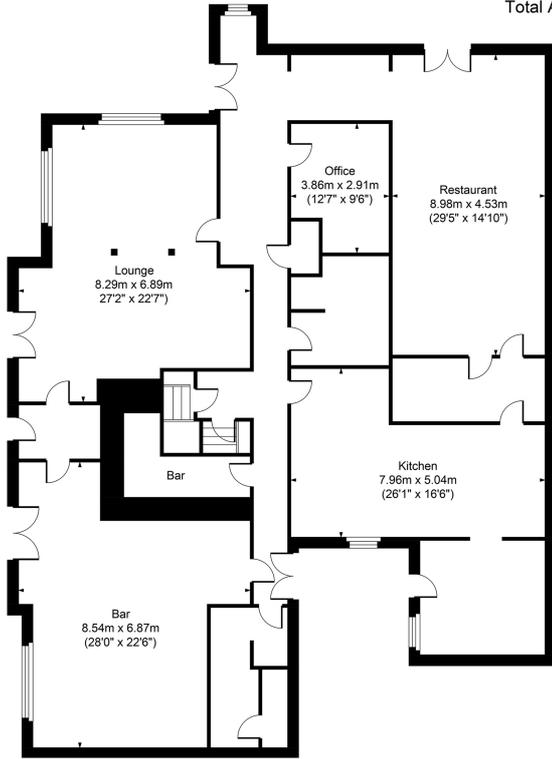
**The Unicorn, Bridge Street, Caersws, SY17 5DT**

Main Hotel Approx. Gross Internal Area:- 438.2 sq.m. 4717 sq.ft.

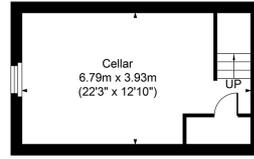
Cellar Approx. Gross Internal Area:- 26.68 sq.m. 287 sq.ft.

Store Approx. Gross Internal Area:- 40.92 sq.m. 440 sq.ft.

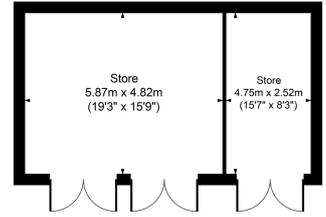
Total Approx. Gross Area:- 505.8 sq.m. 5444 sq.ft.



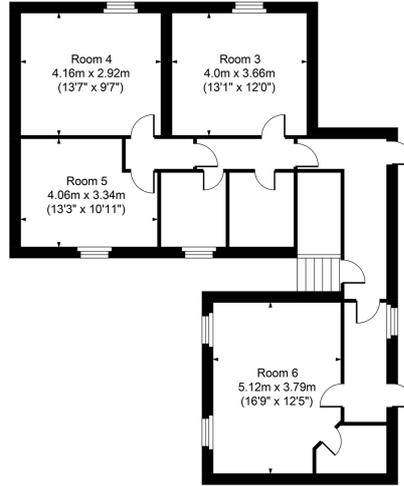
Ground Floor



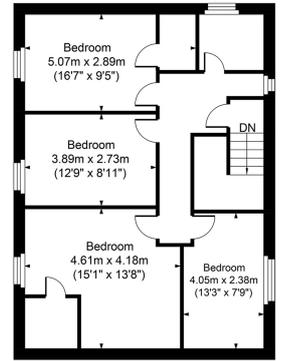
Cellar



Stores



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 [---] Denotes restricted head height  
[www.dmlphotography.co.uk](http://www.dmlphotography.co.uk)

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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:

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Broker

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Birmingham



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