



The West House

Ref: 3440621

West Street, Llantwit Major, CF61 1SP

Freehold: £1,300,000

Boutique Hotel

Idyllic town centre location

Restaurant and Bar

Significant upside potential

15 miles from Cardiff

EPC Pending



Location

The property is located in Llantwit Major, a coastal town in the Vale of Glamorgan just 15 miles from the Welsh capital, Cardiff. The area is known for its dramatic scenery and tourist demand generators such as The Wales Coast Path, forest trails, parks and gardens, and the famed coastal resort at Barry (10 miles). Llantwit Major sits just 7 miles from Cardiff International Airport.

Description

West House Hotel is a 17th Century country hotel set within a quaint Welsh town location. The hotel comprises, briefly, of a cosy bar and restaurant, a large conservatory and lounge area. There are 20 guest bedrooms, all fitted to a good standard with en suite facilities. There is a large car park opposite the hotel, which could be developed (STP).



Fixtures & Fittings

The hotel is currently furnished and all trade fixtures and fittings are included unless stated otherwise. A full inventory will be made available during the conveyancing process.

The Opportunity

Currently closed, The West House Hotel offers an opportunity for a new owner to establish a thriving hotel or events business in a picturesque setting near the coast with excellent links to major demand generators. The business has previously traded as part of a larger group and developed a reputation for quality with high standards of guest accommodation, a relaxed B&B offering, good food and a "local Pub" style after work drinking spot.

There is a fantastic opportunity to drive this business forward, further develop the events trade whilst retaining the excellent reputation already offered.

The car park area could be developed for a range of alternative uses, subject to planning permission.

Trading Information

The hotel is currently not in operation.

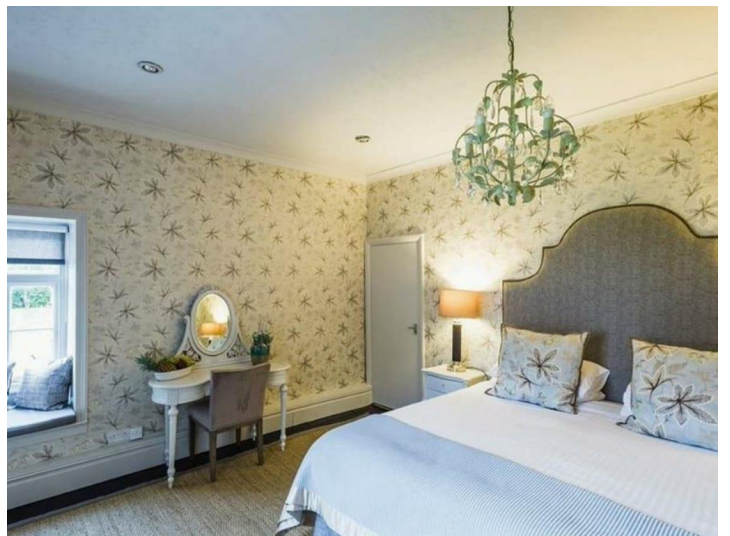
Business Rates

The rateable value from April 2023 is £23,000 PA. Please note this is not what you will pay.

Tenure

Freehold with vacant possession.







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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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Bristol



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.



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