



The Oak Alyn Hotel

Ref: 5646781

2-4 Deganwy Avenue, Llandudno, LL30 2YB

Freehold: £550,000

12 en suite rooms

Family run guest house

Close to town centre and sea front

Car parking for all guests

Stylish bar & breakfast room

Energy Rating C



The Oak Alyn is a family-run 12 en suite bed guest house in Llandudno, North Wales. The guest house is close to the town centre with its own car park and is also in a quiet location situated between both North Shore and West Shore beaches.



Location

Llandudno is located on the North Wales coastline, being approximately three miles north of Conwy, and four miles west of Colwyn Bay. It is located within the County Borough of Conwy, formerly being part of Gwynedd. The town is served by the A470 and the A546 both of which link with the A55 North Wales Expressway.

Being close to the town centre and the seafront (436m to the north), Deganwy Avenue is a popular and well established holiday accommodation destination.

The B5115, which is located circa 0.22 miles to the north of the subject property, is the main seafront road through Llandudno. To the east it connects to Conway Road which in turn provides access to the A55. To the west, the A55 provides access to Anglesey, the east Chester, the M56, the national motorway network and the main centres of Manchester and Liverpool.

Internal Details

- Breakfast room for 16
- Conservatory for 12
- Stylish bar for guests only
- Ancillary areas including office, kitchen, laundry room

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.

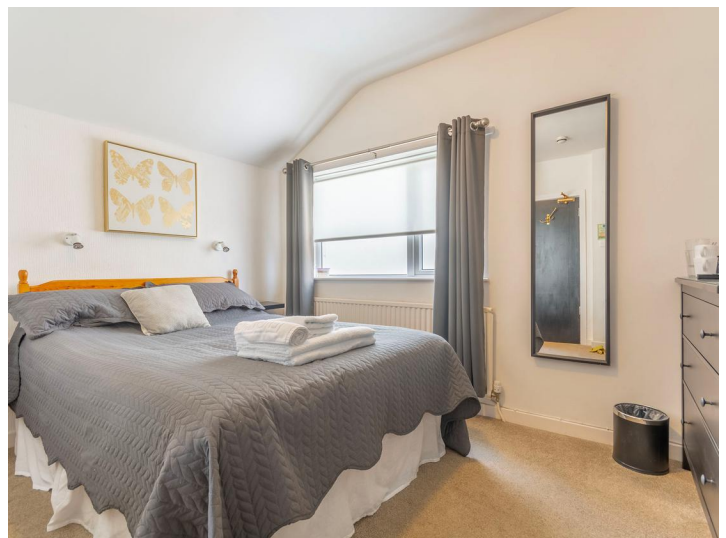




Letting Accommodation

There are 12 well presented en suite letting rooms in total comprising:

Ground Floor	1 double
Mezzanine	1 twin, 1 family
First Floor	2 doubles, 1 single
Second Mezzanine	2 doubles, 1 single
Second Floor	1 family, 1 double, 1 single





External Details

There is car parking available for every letting room.

Business Rates

Confirmation of business rates payable should be obtained from the local authority.

The Opportunity

The Oak Alyn is an attractive, quiet, family run guest house in Llandudno, and is in excellent condition throughout. Due to the lifestyle nature of the business, and the seasonality of the location, the owners close the guest house between November and March.

The business's dedicated website is:
<https://oakalynhotel.co.uk/>



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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