



Dol Peris Hotel

- Beautiful self-catering guest house
- T/O YE24! £147k, ANP 70k, Scope to increase
- Outstanding reputation
- 10 bedrooms, 6 en suite
- Near Snowdonia National Park
- Energy Rating C

High Street Llanberis, Gwynedd, LL55 4HA

Freehold: £750,000

Ref: 5646799

LOCATION

Dol Peris is located in Llanberis, a village at the foot of Snowdon, and on the doorstep of Snowdonia National Park; popular among climbers, mountaineers and photographers alike. An area surrounded by natural beauty, there are a number of surrounding hills, lakes and mountains, making it a popular retreat. Depending on direction of travel Llanberis can be accessed via the A55 or A487, arriving via the A4086.

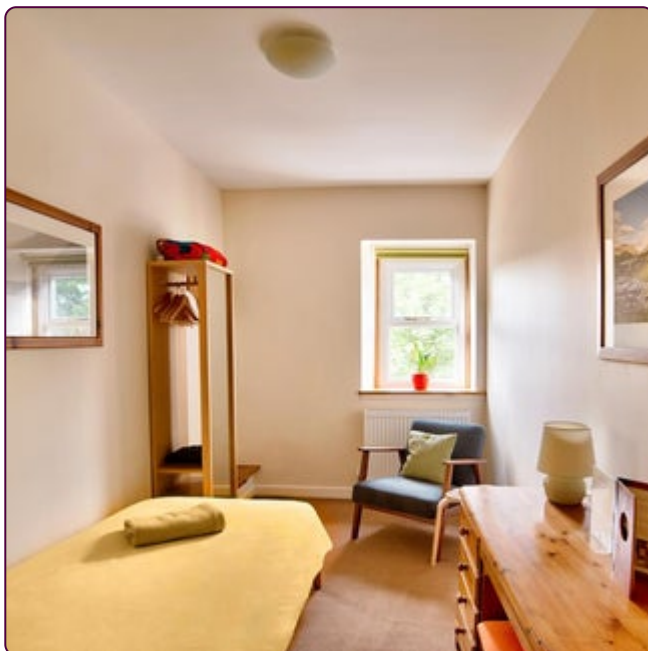


INTERNAL DETAILS

Understanding the target market, Dol Peris features a communal lounge, dining area and kitchen; ideal for those wanting a quick start and to get out into nature. A drying room for wet clothes and equipment also features, again tailored to the business' core demographic. To the rear of the property the conference room has the ability to seat 15, creating another stream of income.







LETTING ACCOMMODATION

The guesthouse can sleep up to 24 people within its 10 bedrooms. All bedrooms benefit from a view, whether it be the village, countryside or mountains. Recently refurbished to a high standard, any prospective purchaser would comfortably be able to continue trading without the need to close.

EXTERNAL DETAILS

Sit on a corner plot, the stunning building of Dol Peris cannot be missed. The property boasts a spacious car park, handy for guests who travel from far and wide. A small courtyard sits to the rear of the property, part hard landscaped, part lawn.

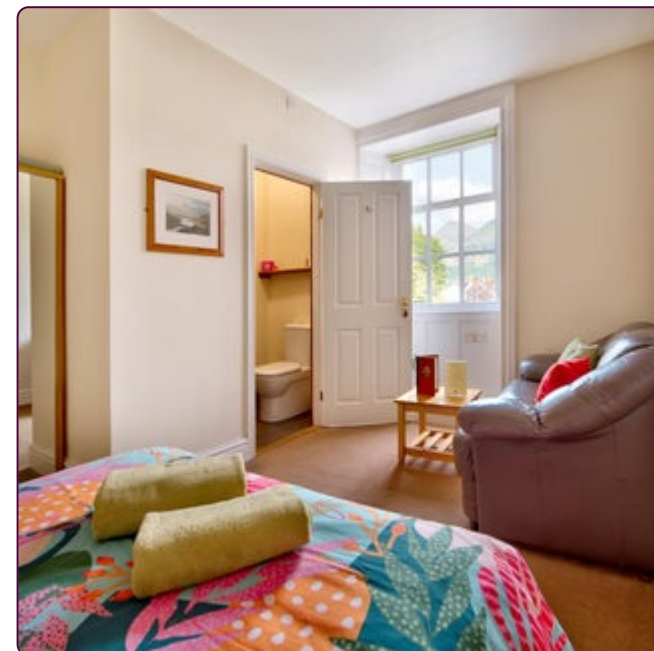
THE OPPORTUNITY

The current owners of Dol Peris have successfully understood their target demographic. Easily managed, this self-catering guesthouse provides a great income, with scope to increase it. Should a prospective purchaser want to, there is room to grow the hospitality side of the business, primarily by expanding the food and beverage offerings.

The property has been attentively refurbished throughout, back to brick in areas, no stone has been left unturned under the vigilant ownership of Dol Peris. A huge benefit, which any prospective purchaser would come to appreciate.

TRADING INFORMATION

Turnover for 2023 and 2024 was circa £147,000. Further trading information is available on request.







400

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



CHAD JACKSON

Business Agent

T: +44 7561 114 971

E: chad.jackson@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.

