

**FOR SALE**

**WELL LOCATED MARKET TOWN HOTEL, INN + RESTAURANT**



**Hand Hotel**  
**Bridge Street, Llangollen, LL20 8PL**

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- 58 Individual En Suite Bedrooms
- Public Bar (60)
- Dinas Bran Bistro Restaurant (50)
- Denbigh Room Conference and banqueting facility (100)
- Novello Meeting and Private Dining Room (20)
- Fabulous outside bar with decked seating area overlooking the River Dee
- Range of outbuildings with further development potential
- Net turnover Year Ending 31/7/2023 - £1,211,873



## INTRODUCTION

Graham + Sibbald are delighted to bring this impressive and highly profitable detached historic market town hotel, inn and restaurant to the market.

The Hand Hotel is situated in the busy and highly popular market town of Llangollen in North East Wales and is located within the town centre overlooking the River Dee at the edge of the Berwyn Mountains within the wider geographical area of Denbighshire.

The building is believed to date back to circa 1673 when it was built as the Hand Coaching Inn, at which time we understand that it was used by the Irish Mail Coaches that travelled to and from London, to the Irish Ports. Over the years the property has been extended and comprehensively refurbished to form a large comfortable hotel and inn, yet it still retains many of its original features and much of its original charm and character. Our clients who have owned and operated the business since 2001 have continued to improve and maintain the property to a high standard under their ownership which is reflected in the impressive trading performance of the business.

The property is situated on an extensive level plot and consists of a large detached property with various outbuildings. The accommodation is arranged over 2 and 3 storeys with the main buildings grouped around an attractive courtyard area which in turn leads out into an extensive customer car park.

The property is predominately of stone construction with rendered and painted elevations beneath a range of mainly pitched slate and flat felt covered roofs. In addition to the main property there are a range of outbuildings which are also mainly of stone construction.

## LOCATION

The hotel is situated in a busy and popular historic market town which is well known for its many tourist attractions including, the renowned Steam Railway, the nearby medieval Castell Dinas Bran, horse drawn boats on the canal as well as the annual international music Eisteddfod which was first established in 1947 and attracts many visitors to the town from all over the world. Visitors are also attracted by the many outdoor activities, such as cycling, hiking, climbing, canoeing, golf, hunting and fishing. We understand from our clients that the property also benefits from its own exclusive fishing rights from land in front of the hotel adjacent to the river.

The town has a significant residential population who regularly make use of the bars, restaurant and function facilities. The hotel is situated in an attractive elevated position on the banks of the River Dee, just off the main retail street, running through the town within an area comprising a mixture of commercial, retail and residential properties.

Destination	Distance (Miles)
Wrexham	10
A55 North West Expressway	20
Snowdonia National Park	26
Chester	30
Shrewsbury	30
Liverpool John Airport	28
Manchester Airport	43

## PUBLIC AREAS

The property is approached via a foyer to a large reception lobby / lounge area with reception desk and administration office.

The lobby area provides access to all of the ground floor public areas and a staircase provides access to the bedroom accommodation.



**PUBLIC BAR** Recently refurbished and decorated public bar with attractive character features including polished floor boards and a traditional bar servery with an adjacent lounge area with separate road entrance (60)

**RESTAURANT/DINING AREA** with approximately 100 covers situated adjacent to the bar and having recently been refurbished and redecorated.

**DENBIGH CONFERENCE/BANQUETING SUITE** with capacity of approximately 100.

**NOVELLO MEETING AND PRIVATE DINING ROOM** with approximately 20 covers.



### OUTSIDE BAR AND SEATING AREA

The business benefits from an additional area of land on the other side of Church Street which has recently been developed to provide a substantial decked area with an external bar providing alfresco seating for summer drinking and dining for up to 100 guests with fabulous views of the River Dee. This area has the potential for further development subject to planning and any other necessary consents.

Public Areas	Capacity
Public Bar	60
Dinas Bran Bistro Restaurant	50
Denbigh Room	100
Novello Room	20
Outside Bar & Seating Area	100



## LETTING ACCOMMODATION

There are 58 en suite letting bedrooms which are currently arranged to provide the following:

Bedroom Type	No.
Single	19
Double	14
Twin	16
Family	9
<b>Total</b>	<b>58</b>

All bedrooms provide en suite facilities, flat screen colour TV, tea/coffee making facilities and hair dryer. A number of the rooms afford attractive views of the River Dee.



## ANCILLARY AREAS

The Hand Hotel has a wide range of back of house facilities and amenities to help with the day to day running of the business including:

- Well-equipped commercial catering kitchen with preparation area and wash-up area
- Cold store
- Dry store
- Plant room
- Basement beer, wine and spirits cellar
- Boiler room
- General storage facilities
- Administration office
- Housekeeping stores
- Male, female and accessible WCs

## OUTBUILDINGS

In addition to the main property there are a range of outbuildings which are also mainly of stone construction and comprise of a 2 storey annex consisting of 19 single rooms, which was formally occupied as staff accommodation, a separate 2 storey building, which is currently unused and was formally let as an outdoor adventure shop, a cottage, 5 garages and a plot of land which may offer further development potential for additional letting accommodation, holiday lets, staff accommodation or an alternative use, subject to planning permission and any other necessary consents.

## EXTERNAL AREAS

The property is situated on a large level irregular site of approx. 0.739 acres (0.299 hectares) with an additional area of land on the other side of Church Street, site area approx. 0.306 acres (0.124 hectares) which as previously mentioned has recently been developed to provide a substantial decked area with an external bar providing alfresco seating for summer drinking and dining for up to 100 guests with fabulous views of the River Dee.

To the rear of the property there is an extensive car parking area together with the previously mentioned outbuildings.

## THE BUSINESS

The business has been owned and operated by our client since 2001, during which time our clients have carried out numerous improvements and capital expenditure programmes to further enhance and improve both the property and the business. The business currently trades as a full service hotel with a range of revenue streams including income from accommodation, wet and dry sales, functions, meetings and events, given the excellent conference and banqueting facilities the property is very popular with local families for functions and events.



The property trades as a town centre hotel offering accommodation to both leisure and business travellers with a predominantly tourist led customer base. Occupancy levels can vary accordingly to the time of year, with typically over 70% achieved on average during the summer months, and during the Eisteddfod period the hotel will see occupancy rise to 100% with very high levels of income, particularly with supplementary food and drinks sales. The bar and restaurant attract a healthy mix of hotel residents, tourists and local customers. It is felt that there are opportunities to further develop the business and the site by utilising the additional buildings.

## SERVICES

At the time of our inspection the property was connected to mains electricity, gas, water and drainage (untested).



## TRADING INFORMATION

The business has a solid and stable trading history and trading information provided by our clients show for the year ending 31/7/2023 a net turnover of £1,211,873 with a gross profit of £970,563 (80%).

Further information will be made available to seriously interested parties upon request and upon receipt of a completed and signed non disclosure agreement (NDA).

## STOCK IN TRADE

The stock in trade is to be purchased in addition to the selling price at cost and at the valuation upon the day of completion.

## TENURE

We understand that the property is held on a freehold title.

## FIRE RISK ASSESSMENT

Our clients have advised that a suitable and sufficient fire risk assessment has been carried out under the Regulatory Reform (Fire Safety Order 2005).

Our clients advised us that they have recently installed a new smoke detector system which we understand has been passed by the local fire officer.

## FIXTURES, FITTINGS AND EQUIPMENT

We are advised that all of the fixtures, fittings and other items associated with the running of the business will be included in the sale. Purchasers should satisfy themselves that all equipment is in full working order before completion.

## BUSINESS RATES/COUNCIL TAX

The business rates are payable to Denbighshire County Council. We understand that the rateable value for the year commencing 1st April 2023 is £39,560.





## PLANNING

We are advised that the property is listed and has a valid consent for its current use. However, we would advise interested parties to make their own enquiries with the local planning authority (Denbighshire County Council) in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

We understand that the property is exempt from an energy performance certificate.

## FURTHER INFORMATION

Further information can be found on the hotel website at [www.hand-hotel-llangollen.com](http://www.hand-hotel-llangollen.com)

## ASKING PRICE/SALE STRUCTURE

**Guide price - £1,900,000** by way of an asset sale of a going concern hotel business.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable at the prevailing rate where applicable. Prospective purchasers should consult their accountant/solicitor for professional advice taking into consideration the method of sale.

## VIEWING ARRANGEMENTS

Viewing arrangements are strictly via a prior appointment through the owners sole agents Graham + Sibbald. Under no circumstances should any party make a direct approach to the business, the staff or the management of the hotel.



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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: SEPTEMBER 2023

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.