



# LLANHILLETH HOTEL

High Street Llanhilleth, Abertillery, NP13 2RB

FREEHOLD: £1,250,000 | REF: 3440697



## KEY HIGHLIGHTS

- Substantial hotel property in valley location
- Established business w/ many revenue streams
- Range of ensuite guest bedrooms & 2 apts
- Potential ground floor bar & lounge areas
- Strong local & contractor demand
- Great investment opportunity with lots of potential

## LOCATION

Llanhilleth lies between the larger centres of Ebbw Vale, Blackwood and Cwmbran, and within convenient reach of the M4 motorway corridor. The hotel benefits from proximity to Llanhilleth Railway Station, providing direct links to Newport, Cardiff and the wider South Wales region. The surrounding area has undergone continued regeneration in recent years, with infrastructure improvements and increased commuter appeal. The Ebbw Valley is renowned for its scenic landscapes, walking routes, and cycling trails, attracting leisure visitors throughout the year. The hotel is well positioned to capitalise on both transient trade and longer-stay corporate demand linked to regional development and infrastructure projects.

## DESCRIPTION

The Llanhilleth Hotel occupies a highly visible and accessible position within the village of Llanhilleth in the county borough of Blaenau Gwent, South Wales. Situated in the heart of the Ebbw Valley, the property benefits from strong local demand drivers including commercial trade, contractors, visiting professionals and leisure visitors exploring the surrounding countryside, and heritage attractions.

The hotel presents as a substantial, traditionally constructed building arranged over multiple floors offering well-proportioned accommodation, established trading areas, and scope for repositioning. The business provides an excellent opportunity for an owner-operator or investor seeking a foothold in the South Wales hotel market, with clear potential to enhance both operational performance and capital value through targeted investment and refreshed branding.

## THE OPPORTUNITY

The Llanhilleth Hotel represents a compelling opportunity. Through targeted capital expenditure focused on some bedroom upgrades and potentially refreshed branding, an incoming purchaser can significantly enhance the guest proposition and drive revenue growth.

There is scope to reposition the hotel to appeal to higher-rated leisure guests while retaining its strong contractor and local base. The scale of the building, combined with its prominent location and established trading history, provides a solid platform for value creation.

The property may also appeal to alternative use purchasers, such as residential dwelling or conversion to apartments, subject to the necessary consents, given its size and configuration.

## INTERNAL DETAILS

### ACCOMMODATION

The hotel offers a range of 12 guest bedrooms configured to suit a mix of single, double, twin, and family occupancy. Rooms are arranged across the upper floors and are generally well proportioned, with ensuite facilities and the practical specification expected of a regional market hotel. Additionally, the hotel offers two one-bedroom apartments on the ground floor which are fully fitted with a bathroom and open-plan kitchen/living area, making them ideal for longer-term stays.

### PUBLIC AREAS

At ground floor level, the property provides an established bar and lounge area, creating a welcoming focal point for both residents and local patrons. However, in recent years, the owner has decided to slow this down, but it could easily be brought back as the fixtures and fittings remain. The further public areas offer flexibility of layout and are capable of accommodating food-led operations, private functions, and community events.

There is space to further enhance the food and beverage proposition, whether through a refreshed dining concept, expanded function offering, or the introduction of a contemporary bar format. The configuration lends itself to creating distinct yet complementary zones, maximising dwell time and secondary spend.







## EXTERNAL DETAILS

The Llanhilleth Hotel benefits from external areas suitable for customer access and servicing. Car parking provision in the immediate vicinity supports both resident and non-resident trade, which is of great benefit to the hotel.

## FIXTURES & FITTINGS

Trade fixtures, fittings and chattels are included within the freehold sale, those items personal to the owner may be excluded.

## SERVICES

The property is understood to be connected to mains services including electricity, gas, water and drainage. The hotel operates as an established trading business with the usual commercial infrastructure in place.

## TENURE

Freehold



## DEBT & INSURANCE ADVISORY

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### CONTACT

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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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#### CONDITIONS OF SALE

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