

The Castle Hotel

Kings Road, Llandovery, SA20 0AP

Colliers



For Sale

Contact Us

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appointment through Colliers

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[Colliers.com/uk/hotels](https://colliers.com/uk/hotels)

- Smartly presented 19 bedroom residential inn
- Prominent position in the heart of the town
- Impressive public areas including large function room
- Turnover February 2020 £821,886

£625,000 - Freehold

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The Castle is a well-presented hotel occupying a prominent position in the centre of the popular market town of Llandovery. It is a traditional coaching inn with a good reputation for food, serving modern British dishes, and has 15 smart en suite letting rooms plus four more basic walkers rooms. The attractive public rooms, which include a bar and restaurant, are accompanied by a superb function suite for 100 along with a patio to the front of the property and a terrace to the side. The Castle Hotel offers a wonderful balance between the rustic charm of its 17th century roots and contemporary style in its well presented facilities all in a great location for business and in which to live and work.

Situated in the county of Carmarthenshire, Llandovery is a very popular market town often used as a touring base for the western part of the Brecon Beacons, which lies immediately to the south of the town. Llandovery is right on the main A40 and has a suburb central location giving easy access to the beacons, Elan Valley and the coast. The castle benefits from good connections with local businesses and clubs as well as having beautiful countryside on the doorstep and its eye catching location in the heart of the town means that it is well known as a landmark.

Our clients are a small partnership and they own a group of hospitality businesses centred around Abergavenny. They acquired The Castle at the end of 2010 and immediately embarked on a major refurbishment that saw the property closed for around six months. They have found that this, the most distant of their group is beyond a comfortable distance for their management operation and they have decided that they should sell The Castle so that they can

concentrate on the hub properties which are very close to each other.

THE PROPERTY

It is believed that the original Grade II Listed Building was probably established between 1680 and 1710. There were later additions and the whole of the property has colour washed elevations under a pitched slate covered roof.

PUBLIC AREAS

The attractive Entrance Hall with reception desk leads to the Bar, a long room with an open fireplace. Off the hall is the beamed and wood panelled Residents' Lounge, which has a brick open fireplace and restaurant with stone fireplace and exposed stone features. There is a meeting room, doubling as a Private Dining Room for around 40 guests. To the rear of the hotel off the main hallway but with access to the garden and car park is a superb Ballroom/Banqueting Suite licenced for 100, which has a bar servery, stage area and its own toilet facilities. At first floor is a large Resident's Lounge.

LETTING BEDROOMS

15 principle Letting Bedrooms. All rooms have en suite facilities, central heating, telephone and televisions. In addition, there are also four "walkers rooms" that are slightly more basic in their presentation but still very comfortable.

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SERVICE AREAS

Completely refurbished Commercial kitchen with new extraction system, bonnet cooker suite, Jospers charcoal oven and Cellar.

STAFF ACCOMMODATION

There are three bedrooms sharing a bathroom and a static caravan on the grounds of the hotel for the use of staff.

OUTSIDE

There is a patio area to the front of the property with seating for 40 and a terrace to the side which can accommodate around 20.

SERVICES

Mains electricity, water and drainage. Mains gas for cooking and heating.

Carmarthenshire County Council (01267 234567).

LICENCE

A premises licence is held for the Castle Hotel.

LISTINGS

4 Star – Visit Wales

Website

<http://castle-hotel-llandovery.co.uk/>

TRADE

Net sales in the year ended February 2020 was £821,886 an increase on the previous year.

Further details on request.

PRICE

£625,000 for the freehold property complete with goodwill and trade contents, but excluding personal items. Stock at valuation.

FINANCE

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender of broker involved.

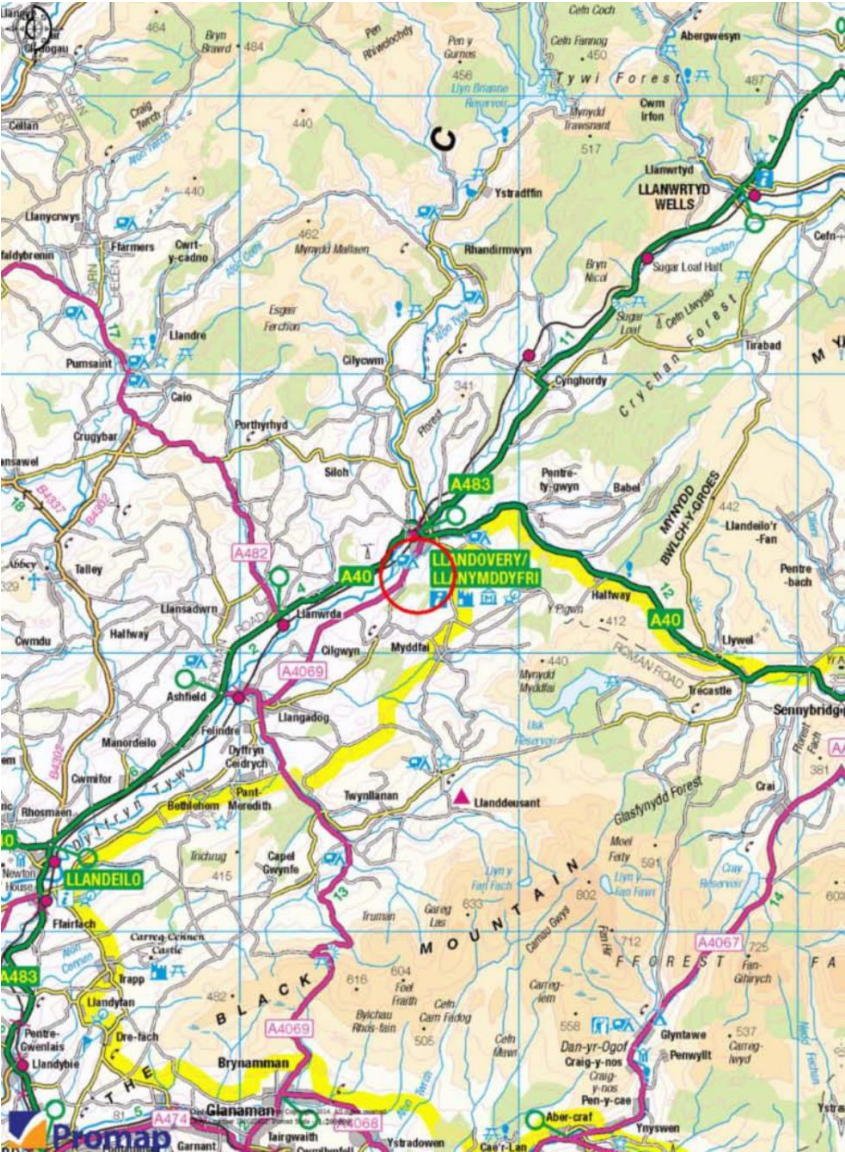
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TO VIEW

All appointments to view MUST be made through the vendors’ agents who are acting with sole selling rights.

DIRECTIONS

To reach the castle from London, Bristol and southern England cross the Severn bridge on the M4, continue on the M4 to junction 24. Follow the A449 Northbound towards Raglan/Abergavenny. Follow signs off this road onto the A40 sign posted Abergavenny. Pass through Abergavenny on the A40 and head towards Crickhowell. Pass through Crickhowell towards Brecon. As you approach Brecon, take the Brecon bypass and then continue along the A40 signposted Llandovery. Continue through Sennybridge and Trecastle and into Llandovery. The hotel is located on the main road in the centre of the town.

IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time

Further Information

For further information or to arrange an inspection of the property, please contact:



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