

For Sale

9 Freehold / Long Leasehold Hotels

Available as a Portfolio or Individual Sales

For Further Information Please Contact:-

David Murray
0161 259 7043
david.murray@sw.co.uk

Nick Heap
0161 259 7020
nick.heap@sw.co.uk

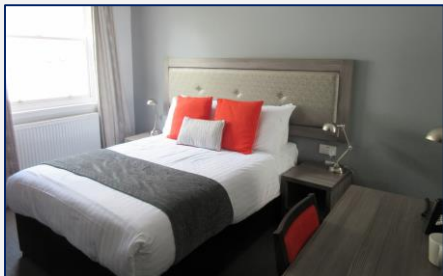


Sanderson
Weatherall



The Belmont Hotel

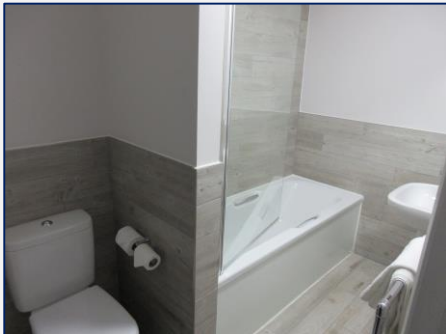
- Well situated and recently refurbished Grade II listed hotel with 27 en-suite letting bedrooms
- Situated in a prominent sea front position on North Parade in Llandudno
- Freehold Tenure
- Turnover y/e 31/03/2019 circa £965,000
- Bar and restaurant at ground floor level with external terrace with strong potential to attract outside trade



Guide Price £1,100,000

The Belmont Hotel, Llandudno, LL30 2LP

Sanderson
Weatherall



Description

Comprising an attractive hotel with 27 en-suite letting bedrooms situated in a seafront position in Llandudno. The property has been subject to a full refurbishment throughout and comprises a bar and restaurant at ground floor level with an external terrace.

The letting bedrooms are arranged over first, second and third floor levels and have all had the benefit of a full refurbishment and are therefore very well presented.

Location

Belmont Hotel occupies an elevation position overlooking Llandudno Bay on the northern side of North Parade. Llandudno itself is a popular seaside resort town in North Wales characterised by a number of attractive Victorian era properties fronting onto the Promenade and which attracts a large number of tourists on an annual basis.

Trade

The hotel is currently trading in administration and will be offered for sale as a fully equipped and operational entity. Management accounts for the year ending 31st March 2019 indicate a net turnover of circa £965,000. Detailed trading accounts can be made available following a viewing appointment.



EPC

Copy available on request.

Tenure

The property is held on a Long Leasehold basis under Land Registry title number CYM127554 with approximately 1,906 years remaining at a ground rent understood to be £7 per annum. The property will be sold on a vacant possession basis unencumbered from any sub long leasehold interests. Relevant title documents will be available to interested parties via the data room.

Business Rates

The property is assessed within the 2017 Rating List as 'Hotel and Premises' with a Rateable Value of £14,350.

Guide Price

Offers invited in the region of £1,100,000 for the long leasehold interest complete with goodwill and trade contents. Stock at Valuation.



Llandudno Bay Hotel

- Attractive Grade II listed seafront hotel subject to a recent comprehensive refurbishment
- 61 en-suite letting bedrooms
- Central position overlooking Llandudno Bay and close to the town centre
- Freehold tenure
- Net turnover y/e 31st March 2019 £1,542,484
- Two large function rooms and potential to expand facilities at lower ground floor level

Guide Price £1,950,000



Llandudno Bay Hotel, Llandudno, LL30 1BE

Sanderson
Weatherall



Description

An impressive Grade II listed seafront hotel dating back to the late 19th century and which is currently configured to provide 61 en-suite letting bedrooms. The building is arranged over three storeys plus attic and basement and has been subject to a comprehensive refurbishment undertaken in recent years at substantial cost and therefore provides modern and well presented accommodation.

Internally, the property provides spacious public areas at ground floor level with a bar and restaurant, breakfast room, reception area and residents lounge. To the rear of the property there are two function rooms with a satellite kitchen and we consider there to be considerable potential to expand weddings and function trade at the hotel. The letting bedrooms have all been subject to refurbishment and are all well appointed and provided with en-suite facilities.

Location

The Llandudno Bay Hotel occupies a very prominent position situated on East Parade (B5115) on the sea front and circa half a mile east from Llandudno town centre.

Llandudno itself is a popular seaside resort town in North Wales characterised by a number of attractive Victorian era properties fronting onto the Promenade and which attracts a large number of tourists on an annual basis.

Trade

The hotel is currently trading in administration and will be offered for sale as a fully equipped and operational entity. Management accounts for the year ending 31st March 2019 indicate a net turnover of £1,542,484. Detailed trading accounts can be made available following a viewing appointment.



EPC

The property has an EPC rating of D (96) a full copy of which is available upon request.

Tenure

The property will be offered on a Freehold basis under Land Registry title number WA492651 on a vacant possession basis unencumbered from any leasehold interests. Relevant title documents will be available to interested parties via the data room.

Business Rates

The property is assessed within the 2017 Rating List as 'Hotel and Premises' with a Rateable Value of £44,250.

Guide Price

Offers invited in the region of £1,950,000 for the freehold interest complete with goodwill and trade contents. Stock at Valuation.



The Queens Hotel

- Grade II listed seafront hotel with a total of 83 en-suite letting bedrooms
- Prominent central seafront position overlooking Llandudno Bay
- Turnover y/e 31/3/19 £1,810,696
- Large dining areas with circa 160 covers
- Extensive function facilities comprising two large ballrooms
- Accommodation split between main hotel building and additional letting bedrooms situated within Queens Lodge opposite



Guide Price £2,250,000

The Queens Hotel, Llandudno, LL30 2LE

Sanderson
Weatherall



Description

Comprising a rare opportunity to acquire a substantial and prominent Grade II listed Victorian era seafront hotel which dates back to circa 1855 and forms part of the famous Llandudno promenade. The main hotel building is configured to provide 68 en-suite letting bedrooms arranged over first, second and third floors. A separate Grade II listed mid terrace property situated opposite on Clonmel Street, Queens Lodge, provides a further 15 en-suite letting bedrooms. At ground floor level the main hotel provides a reception area, bar, residents lounge, two ballrooms and two large dining areas with a total of circa 160 covers.

Location

The Queens Hotel is situated in a prominent seafront position on the southern side of Saint George's Crescent Parade and on the corner of Clonmel Street. Queens Lodge is situated within a mid terraced building opposite the main hotel on Clonmel Street.

Llandudno itself is a popular seaside resort town in North Wales which attracts a large number of tourists on an annual basis and benefits from a large number of tourist attractions and shopping areas.

Trade

The hotel is currently trading in administration and will be offered for sale as a fully equipped and operational entity. Management accounts for the year ending 31st March 2019 indicate a net turnover of £1,810,696. Detailed trading accounts can be made available following a viewing appointment.

EPC

Queens Hotel has an EPC Rating of 63 (Band C) and Queens Lodge has an EPC Rating of 66 (Band C). Full copies are available upon request.

Tenure

The property is held on a Long Leasehold basis under Land Registry title numbers CYM657442 and CYM657363 with approximately 1,900 years remaining at a ground rent understood to be £14 per annum. The property will be sold on a vacant possession basis unencumbered from any sub long leasehold interests. Relevant title documents will be available to interested parties via the data room.

Business Rates

The rateable value of the properties are assessed under the description of Hotel and Premises and assessed within the 2017 Rating List as follows; Queens Hotel, St Georges Crescent £141,000 and Queens Lodge, 5 Clonmel Street £9,000.

Guide Price

Offers invited in the region of £2,250,000 for the long leasehold interests of both buildings complete with goodwill and trade contents. Stock at Valuation.



Caer Rhun Hall Hotel

- Impressive Grade II listed country house hotel with 32 en-suite letting bedrooms which has been subject to a recent substantial refurbishment
- Set within landscaped grounds totalling 16.83 acres (6.81 hectares)
- Attractive rural position
- Freehold Tenure
- Various outbuildings included with development potential (subject to planning)



Guide Price £1,950,000

Caer Rhun Hall Hotel, Conwy, LL32 8HX

Sanderson
Weatherall



Description

An impressive Grade II listed country house hotel which dates back to 1895 within substantial and attractive landscaped gardens. The hall has been subject to a comprehensive and sympathetic refurbishment in recent years and therefore provides high quality accommodation.

At ground floor level there is the attractive hotel reception together with the bar, restaurant, residents lounge, kitchen and back of house staff areas. Within the upper floors of main hall building there are 23 high quality en-suite letting bedrooms, including 4 large suites. There are various detached buildings situated within the grounds with a further 9 refurbished en-suite letting bedrooms provided with potential for significant further development options (subject to planning).

Location

Caer Rhun Hall is situated in an attractive rural position approximately 4.5 miles south from Conwy on the edge of Snowdonia National Park. The Conwy valley and North Wales coastline are within a short driving distance from the property and provide various popular tourist attractions, including Surf Snowdonia and Zipworld.

Trade

The hotel has only recently opened following the completion of the refurbishments and the business is currently trading in administration and will be offered for sale as a fully equipped and operational entity. Management accounts can be made available to interested parties following a viewing appointment.

EPC

Copies available on request.



Tenure

The property will be offered on a Freehold basis under Land Registry title numbers CYM140645 and CYM140647 on a vacant possession basis unencumbered from any leasehold interests. Relevant title documents will be available to interested parties via the data room.

Business Rates

The property is assessed within the 2017 Rating List as 'Hotel and Premises' with a Rateable Value of £30,250.

Guide Price

Offers invited in the region of £1,950,000 for the freehold interest complete with goodwill and trade contents. Stock at Valuation.

Caer Rhun Hall Hotel, Conwy, LL32 8HX



Pennine Manor Hotel

- Well established hotel with 31 en-suite letting bedrooms which have been subject to some recent refurbishments
- Located in an attractive rural hill top position near Huddersfield
- Large car park for up to 90 cars
- Freehold Tenure
- Turnover y/e 31/9/17 £932,489
- Large function room ideal for weddings together with bar and restaurant facilities



Guide Price £1,100,000

Pennine Manor Hotel, Huddersfield, HD7 4NH

Sanderson
Weatherall



Description

Historically a farmhouse, the subject property was substantially extended in the 1990s and now provides a hotel with 31 en-suite letting bedrooms. Internally the hotel provides the public bar (known as the Hill Top Bar), 120 cover restaurant, lounge and reception areas plus a private meeting/conference room at ground floor level. The letting bedrooms are split between the ground and first floor and all are well presented, and a large number have been subject to recent refurbishments. The function room on the second floor can accommodate up to 120 guests for weddings/events.

Location

Pennine Manor Hotel is situated on Scapegoat Hill circa 5 miles to the north east of Huddersfield town centre. The hotel occupies an elevated north facing position with attractive views over the Pennines.

Trade

The hotel is currently trading in administration and will be offered for sale as a fully equipped and operational entity. Management accounts for the year ending 31st March 2019 indicate a net turnover of £932,489. Detailed trading accounts can be made available following a viewing appointment.



EPC

The property has an EPC rating of C (62) a full copy of which is available upon request.

Tenure

The property will be offered on a Freehold basis under Land Registry title numbers WYK201907 and WYK357882 on a vacant possession basis unencumbered from any leasehold interests. Relevant title documents will be available to interested parties via the data room.

Business Rates

The property is assessed within the 2017 Rating List as 'Hotel and Premises' with a Rateable Value of £46,000.

Guide Price

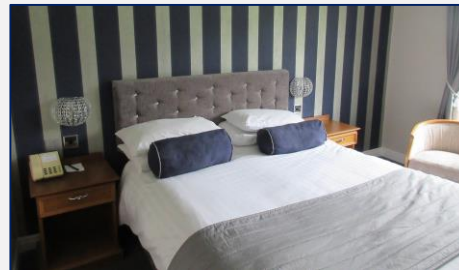
Offers invited in the region of £1,100,000 for the freehold interest complete with goodwill and trade contents. Stock at Valuation.



Old Golf House Hotel

- Well established hotel with 51 en-suite letting bedrooms
- Conveniently located close to Junction 23 of the M62 motorway and a short drive from Huddersfield
- Freehold Tenure
- Turnover y/e 31/3/19 £1,081,624
- Large function room ideal for weddings and events
- Recently refurbished restaurant and bar
- Situated on a large plot of 3.67 acres (1.48 hectares)

Guide Price £1,250,000



Old Golf House Hotel, Huddersfield, HD3 3YP

Sanderson
Weatherall



Description

The subject property comprises a large hotel with 51 en-suite letting bedrooms with bar, restaurant and wedding/function facilities. At ground floor level the main entrance into the property is into the original Victorian era section of the building which comprises a recently refurbished reception area, main bar and restaurant with approximately 60 covers. At lower ground floor level there is a function room with access to the large manicured gardens.

The letting bedrooms are arranged over ground, first and second floor levels and predominantly within a circa 1990s extension and comprise 27 standard double rooms, 10 twins, 6 deluxe double rooms, 4 suites and 4 family bedrooms.

Location

The Old Golf House Hotel is situated in a semi-rural position in the West Yorkshire village of Outlane circa 4 miles north west of Huddersfield town centre. The property is situated adjacent to the north of the M62 motorway and a very short distance to the west of Junction 23 and therefore benefits from excellent transport links.

Trade

The hotel is currently trading in administration and will be offered for sale as a fully equipped and operational entity. Management accounts for the year ending 31st March 2019 indicate a net turnover of £1,081,624. Detailed trading accounts can be made available following a viewing appointment.



EPC

The property has an EPC rating of C (69) a full copy of which is available upon request.

Tenure

The property will be offered on a Freehold basis under Land Registry title number WYK546474 on a vacant possession basis unencumbered from any leasehold interests. Relevant title documents will be available to interested parties via the data room.

Business Rates

The property is assessed within the 2017 Rating List as 'Hotel and Premises' with a Rateable Value of £59,000.

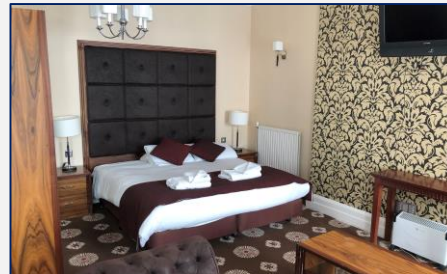
Guide Price

Offers invited in the region of £1,250,000 for the freehold interest complete with goodwill and trade contents. Stock at Valuation.



Fishguard Bay Hotel

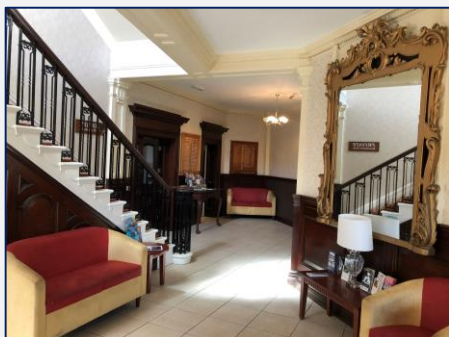
- Substantial Grade II listed hotel with 59 en-suite letting bedrooms
- Fabulous position overlooking the picturesque Fishguard Harbour on the Pembrokeshire coast
- Freehold Tenure
- Turnover y/e 31/3/19 £932,156
- Additional amenities include a 70 cover restaurant and substantial 300 person ballroom



Guide Price £950,000

Fishguard Bay Hotel, Goodwick SA64 0BT

Sanderson
Weatherall



Description

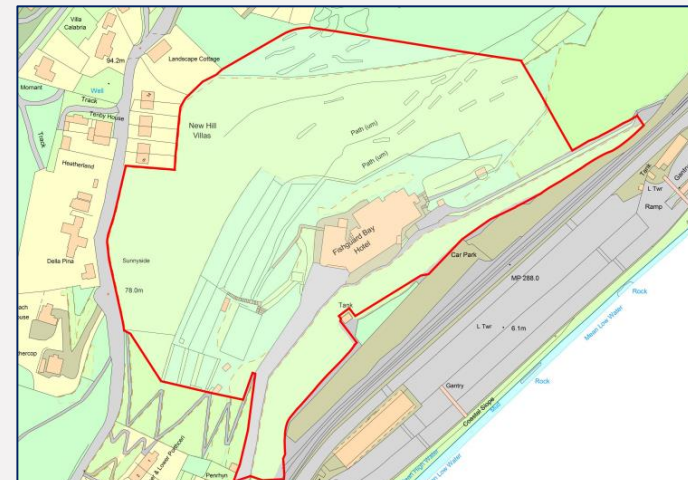
A substantial and very well established Grade II listed hotel with 59 en-suite letting bedrooms. At ground floor level there is a reception area, bar, restaurant and two function rooms together with the kitchens and staff offices. The restaurant is arranged to provide circa 70 covers and the ballroom to the rear of the property is fairly substantial in size and can accommodate up to 300. The letting bedrooms are arranged over first, second and third floor levels with many benefitting from spectacular sea views.

Location

Fishguard Bay Hotel is situated at the end of Quay Road in an elevated position overlooking Fishguard Harbour in Goodwick, on the Pembrokeshire coast in South Wales. The harbour incorporates a ferry port with passenger ferry services to Rosslare in Ireland.

Trade

The hotel is currently trading in administration and will be offered for sale as a fully equipped and operational entity. Management accounts for the year ending 31st March 2019 indicate a net turnover of £1,081,624. Detailed trading accounts can be made available following a viewing appointment.



EPC

Copy available on request.

Tenure

The property will be offered on a Freehold basis under Land Registry title number CYM680688 on a vacant possession basis unencumbered from any leasehold interests. Relevant title documents will be available to interested parties via the data room.

Business Rates

The property is assessed within the 2017 Rating List as 'Hotel and Premises' with a Rateable Value of £65,250.

Guide Price

Offers invited in the region of £950,000 for the freehold interest complete with goodwill and trade contents. Stock at Valuation.



Fourcroft Hotel

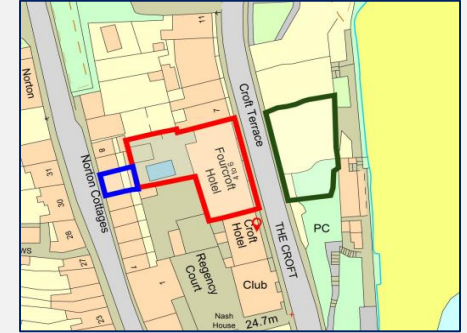
- Attractive Grade II listed Georgian era hotel with 40 en-suite letting bedrooms
- Central position in Tenby with spectacular views overlooking Tenby Harbour
- Freehold Tenure
- Turnover y/e 31/3/19 £885,443
- Outdoor heated swimming pool
- 3 bedroom cottage included to the rear of the hotel building



Guide Price £1,250,000

Fourcroft Hotel, Tenby, SA70 8AP

Sanderson
Weatherall



Description

An attractive Grade II listed hotel with 40 en suite letting bedrooms situated within four converted Georgian era former terraced town houses which date back to the 1830s. The ground floor accommodation comprises the recently refurbished reception, public bar and lounge areas and a restaurant with circa 70 covers. The hotel letting bedrooms are situated at first, second and third floor level with a total of 40 en-suite letting bedrooms provided (12 X doubles, 13 X twins, 3 X singles and 12 X family rooms).

An outdoor heated swimming pool is located to the rear of the hotel and landscaped gardens with access to the beach are situated to the front of the hotel (outlined in green on the attached plan). Also included to the rear of the property there is 6 Norton Cottage, a three bedroom cottage (outlined in blue on the plan) which could potentially be used by staff or alternatively as a separate holiday let.

Location

The subject property is situated on The Croft in an elevated clifftop position overlooking Tenby harbour and within a short walking distance of the shops, cafes and other attractions within the town. Tenby itself is a very popular seaside town situated on the Pembrokeshire coast on the western side of Carmarthen Bay characterised by the historic buildings in different pastel shades and the sandy beaches which form the bay.

Trade

The hotel is currently trading in administration and will be offered for sale as a fully equipped and operational entity. Management accounts for the year ending 31st March 2019 indicate a net turnover of £885,443. Detailed trading accounts can be made available following a viewing appointment.

EPC

Copy available on request.

Tenure

The property will be offered on a Freehold basis under Land Registry title numbers CYM703313, CYM703315, WA539278 and CYM686703 on a vacant possession basis unencumbered from any leasehold interests. Relevant title documents will be available to interested parties via the data room.

Business Rates

The property is assessed within the 2017 Rating List as 'Hotel and Premises' with a Rateable Value of £62,700.

Guide Price

Offers invited in the region of £1,250,000 for the freehold interest of the hotel and cottage complete with goodwill and trade contents. Stock at Valuation. The administrator's will also potentially consider offers for the cottage separately.





Royal Hotel

- Comprising a substantial hotel with 100 en-suite letting bedrooms
- The hotel is currently closed and the site offers significant potential for re-development (subject to planning)
- Fantastic location with attractive views overlooking Woolacombe, a popular seaside resort in north Devon
- Freehold Tenure
- Large plot size of 1.98 acres (0.80 hectares) in a prominent hillside position



Guide Price £1,250,000

Royal Hotel, Woolacombe, Devon EX34 7AB

Sanderson
Weatherall



Description

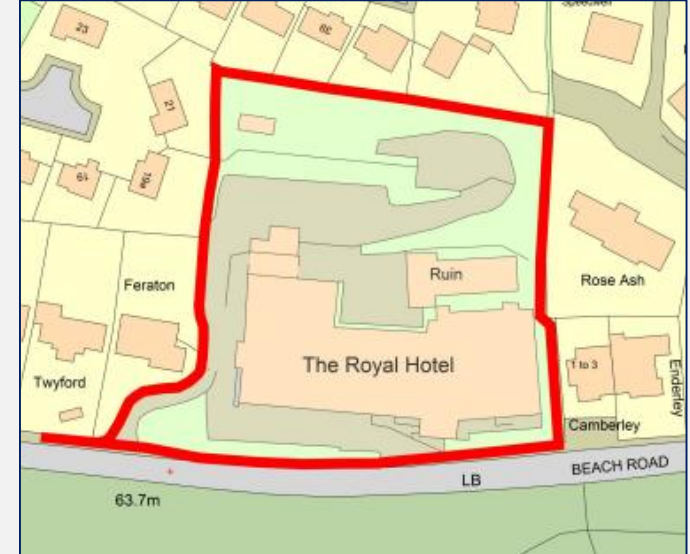
A large vacant hotel complex with 100 en-suite letting bedrooms and substantial public areas at ground floor level including a large restaurant, bar area, snooker room, ballroom, indoor swimming pool and games room.

Planning consent in place for 'Demolition of redundant buildings to the rear of the hotel & erection of ten ancillary hotel apartments for guests together with associated parking, landscaping & engineering works' under planning reference 64308.

The site is considered to have significant potential for re-development for residential use (subject to planning) and measures 1.98 acres (0.80 hectares). Interested parties are invited to make their own enquiries with the local planning authority in this regard.

Location

The subject property is situated in an elevated position on Beach Road on the eastern fringes of the seaside resort of Woolacombe, situated on the north coast of Devon. The resort is popular with holidaymakers due to the large sandy beach and is a popular destination for surfers and family holidaymakers and has frequently been voted the best beach in England.



EPC

The property has an EPC rating of C (63) a full copy of which is available upon request.

Tenure

The property will be offered on a Freehold basis under Land Registry title numbers DN263106 and DN218425 on a vacant possession basis unencumbered from any leasehold interests. Relevant title documents will be available to interested parties via the data room.

Business Rates

The property is assessed within the 2017 Rating List as 'Hotel and Premises' with a Rateable Value of £88,000.

Guide Price

Offers invited in the region of £1,250,000 for the freehold interest.

Royal Hotel, Woolacombe, Devon EX34 7AB



Sanderson
Weatherall

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

October 2019