

FOR SALE

WHITE HEATHER HOTEL

St Georges Place, Llandudno, LL30 2NR



+ Prominent and period 40 bedroom hotel in the centre of Llandudno

+ Located circa 50 m from seafront and promenade

+ Established seasonal hotel business with generous owners accommodation

+ South facing front sun terrace

CBRE

LOCATION

The subject property is located in Llandudno, a Victorian era seaside resort situated on the picturesque north coast of Wales approximately 5 miles north of Conwy, 20 miles east of Bangor and 45 miles west of Chester. It lies between two notable headlands of the Great Orme and the Little Orme overlooking the Irish sea.

Llandudno is the largest seaside resort in North Wales and still retains much of its 19th-century grandeur, with graceful Victorian architecture lining its sweeping waterfront promenade providing a range of B&Bs and small private hotels catering for a wide range of tourists and international travelers.

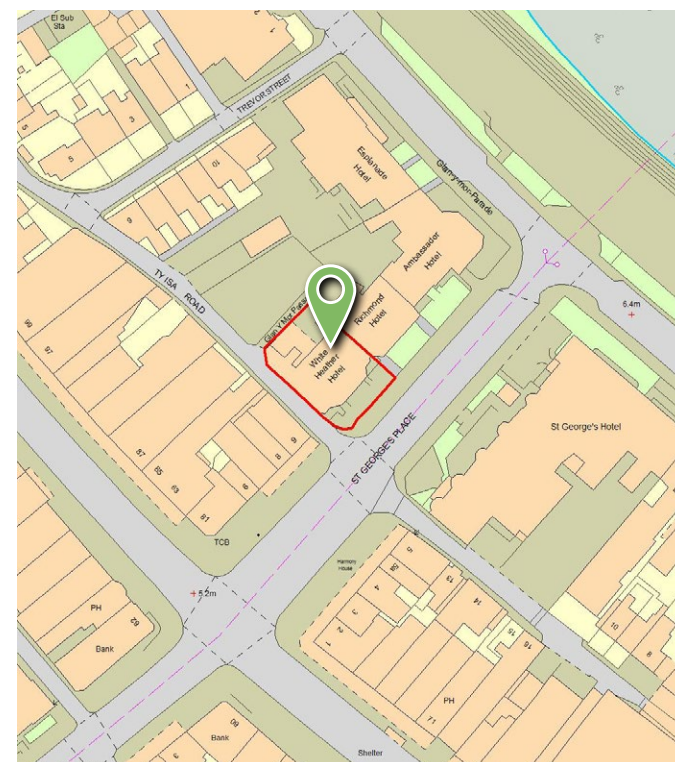
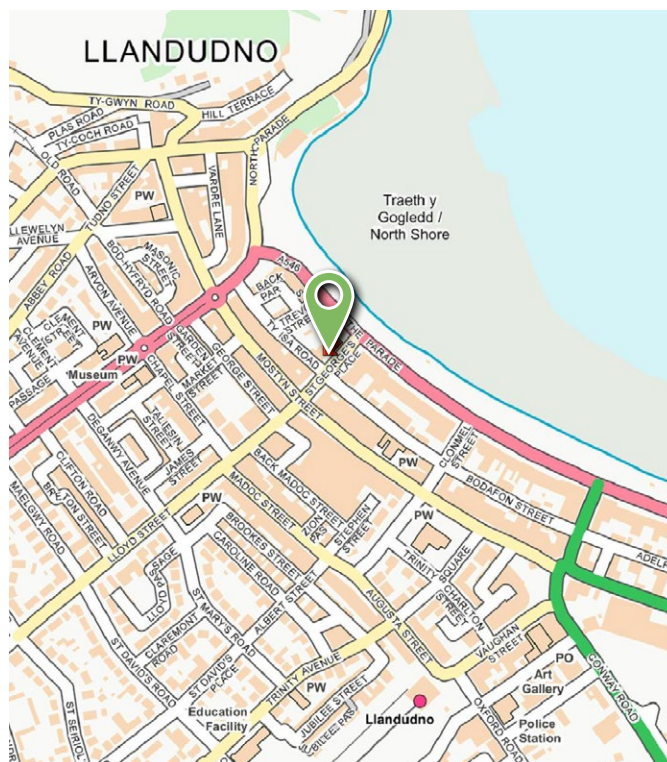
The town's railway station provides direct rail services to Chester, Liverpool, Manchester whilst road access is via the A470 which connects directly to the A55.

SITUATION

The Property is located in the centre of Llandudno fronting the junction of St George's Place and Somerset Street. The hotel overlooks the picturesque seafront and is located 50m from the Promenade.

Surrounding the property is a mix of traditional Victorian hotels, guest houses and the town's main retail pitch comprising a range of banks, shops, restaurants and pubs including Caffé Nero, Wildwood, Marks & Spencer and Boots.

In the wider vicinity is a wide range of shopping facilities, amenities and family attractions, including the longest cable car ride in Britain and the famous Great Orme Tramway.



DESCRIPTION

The White Heather hotel comprises a substantial and attractive Victorian 'L shaped' link detached five story property dating back to the mid 1800's of mainly rendered brick elevations under a multi pitched slate tiled roof and flat roof sections to the rear.

The property benefits from a period Stucco frontage with modillion eaves cornice and stone quoins together with a 1970's two storey extension to the rear.



ACCOMMODATION

Ground Floor:

Feature entrance up a set of stone steps up to the enclosed sun veranda, entrance lobby, reception area, two stairwells to the upper parts and passenger lift (6 person). Door leading through to restaurant with circa 50 covers arranged over a range of loose tables and chairs with an additional overflow dining room located to the rear (14 covers). Residents bar located off the restaurant with a timber bar servery and a range of loose seating (8 covers). Additional accommodation includes a storage room and a self-contained duplex owners apartment with 2 bedrooms, lounge, kitchen and W/C.

Lower Ground:

Comprises a function room (30 covers) with a fully stocked bar with entrance leading up to the front terrace. Located off is a full commercial kitchen with store rooms and food preparation area. External rear exit to bin store, owners terrace, parking area and rear entrance to the duplex owners apartment. Additional self-contained apartment with family W/C, lounge, kitchen, bedroom with external entrance to the front terrace.

First, Second and Third Floors:

Letting accommodation to the three floors comprising 40 fully furnished letting ensuite bedrooms arranged as 32 double rooms and 8 single rooms (NB three bedrooms to the rear of the property are currently used as store rooms).

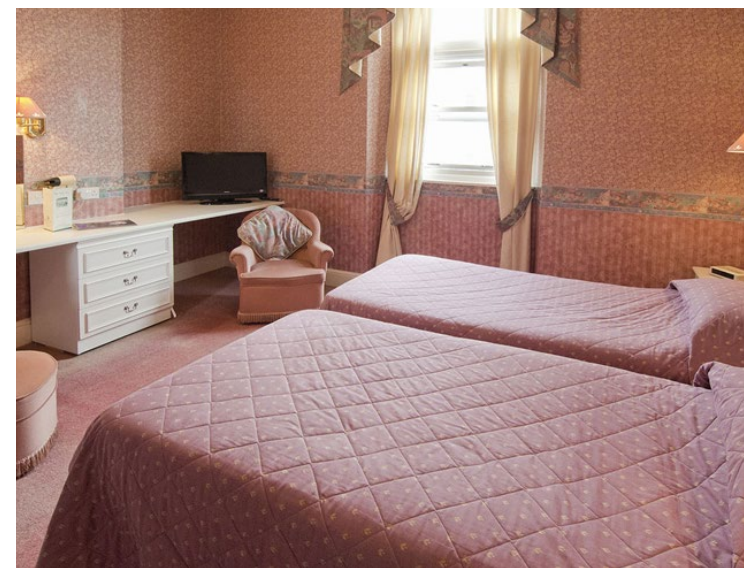
The superior hotel bedrooms are located to the front of the hotel and benefit from impressive seafront views. The bedrooms are well presented and fully furnished with double bed / twin beds, wardrobe, bedside tables, sofa / armchair, television and tea and coffee making facilities. Floor plans are available on request.

Fourth Floor:

Owners accommodation comprising 1 bedroom attic apartment arranged as lounge, bedroom, dining room, W/C and kitchen.

External:

The hotel benefits from an extensive south facing sun terrace to the front, a rear garage with adjoining external owners terrace and parking area.





TENURE

Virtual Freehold – 2,000 years from 25th December 1896 (1,878 years unexpired). There is an annual rent demand of £15.65.

SERVICES

We understand that the property benefits from electric convection heaters to the bedrooms, a gas boiler system for hot water, mains gas, electricity, drainage and water.

EPC

Currently being prepared.

THE OPPORTUNITY

- Established and successful family business for over 70 years
- Prominent and well-presented hotel which operates on a seasonal basis to coaching holidays on a dinner, bed and breakfast basis with popular evening entertainment and tribute acts
- Strong reputation in Llandudno and with national UK tour operators
- Operates as a lifestyle business with significant opportunity to reposition and enhance the offering
- Wider refurbishment opportunity together with further conversion potential to the owners accommodation (3 apartments)
- Underutilised sun terrace with potential for alfresco dining / outdoor bar area

PURCHASE PRICE

Offers in excess of £900,000 are invited for the Virtual Freehold interest, business and fixtures and fittings guarantees, warranties or indemnities in any respect can be given.



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