

NEW PRICE



The Buckley Arms Hotel Dinas Mawddwy, Machynlleth

- Characterful hotel, restaurant and bar with 6 en suite letting bedrooms
- Stunning rural location inside Snowdonia's National Park with mountain and valley views
- Traditional bar/restaurant (40), breakfast/meeting room (50), 4/5 bedroom owners' apartment
- Easily managed business trading under VAT but offering huge potential

£395,000 – Freehold

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

Neil Thomson
Hotels
0161 831 3333
neil.thomson@colliers.com

Property Ref: 204143

Colliers International
Chancery Place
Brown Street
Manchester
M2 2JT

www.colliers.com/uk/hotels

The Buckley Arms, Dinas Mawddwy, Machynlleth, SY20 9LP



Nestling within the beautiful Dyfi Valley is The Buckley Arms – a Grade II listed privately owned hotel with bar and restaurant, prominently located on a busy tourist route through Snowdonia's stunning National Park. The hotel has six en suite letting bedrooms, most of which have lovely views over the surrounding countryside taking in forest and mountain views and wonderful Aran Mountains beyond. There is a traditional-style restaurant and bar which is open to the public at peak times but offers huge scope to develop a strong food and beverage trade if required. In addition, there is a conservatory-style breakfast room which doubles as a small meeting room with a seating capacity for around 50 and also a spacious three bedroom owners' apartment located on the second floor.

The Buckley Arms Hotel is located on the edge of the village of Dinas Mawddwy, midway between Dolgellau and Machynlleth, on the busy tourist route of the A470 which meanders through the heart of the national park and which attracts around 4.2 million visitors each year. This ideal location provides a great base for the outdoor enthusiasts to explore the many and varied delights of North Wales from the lofty peaks of Mount Snowdon to the seaside locations of Barmouth to the west and Llandudno to the north, not forgetting Lake Bala to the northeast.

The current owners acquired this imposing hotel in 2006 and sympathetically renovated and improved this beautiful detached building which dates back to around 1873 and is abundant with traditional charm and character. It would be fair to say that the business has been casually traded over the years to suit the owners' lifestyle and offers huge scope for an operator who wishes to increase the food and beverage revenue. The owners have now decided to sell the family business, wishing to take retirement.

THE PROPERTY

We understand the property dates back to around 1873 and is of traditional construction under a slate roof. The bedroom accommodation is located to the first floor with owners' accommodation located to the second floor. There are also substantial cellars.

PUBLIC AREAS

From the main entrance, doors lead in to a porch with a door with stained leaded panels leading through to the hallway. To the right is a spacious lounge with wood flooring, large bay windows, feature marble fireplace and

sofa seating for around 21. To the left of the hallway is the bar and restaurant, a traditional-styled room with wood burning stove, timber floors, timber bar servery and seating for around 40. Ladies/gents WCs and large screen/projector. To the rear is a conservatory-style breakfast room, currently seated for around 22 but could be used for small meetings and seating up to around 50. The windows have stunning views to the surrounding valley and countryside. In addition, there is a small seating area located off the conservatory with seating for around six.

LETTING BEDROOMS

There are 6 en suite letting bedrooms located on the first floor sleeping 12 (1 four poster, 3 double and 2 twin rooms). Most of the rooms are spacious in design and all offer stunning country views with flat screen TV and tea and coffee making facilities.

OWNERS' ACCOMMODATION

Located on the second floor is the owners' apartment which is made up of seven rooms and a WC, currently used as three bedrooms, lounge and three spare rooms. The accommodation is flexible and can be configured to suit new owners.

OUTSIDE

Located across the road from the hotel is a private car park for around 10-12 vehicles and to the side and rear is a garden and seating area which offers stunning views to the surrounding mountains, valley and countryside beyond.

SERVICES

Gwynedd County Council at Caernarfon (01766) 771000.
Mains electricity and water. Private drainage and septic tank. Oil-fired central heating with a mixture of electric and LPG for cooking.

LICENCE

Full Premises Licence

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WEBSITE

www.thebuckleyarms.co.uk

ENERGY PERFORMANCE CERTIFICATE (EPC)

Grade II listed – EPC exempt

TRADE

Trading information can be made available to any seriously parties after viewing.

PRICE

Offers of £395,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

FINANCE

Colliers International 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 or broker involved.

TO VIEW

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

DIRECTIONS

The hotel is located midway between the villages of Mallwyd and Dinas Mawddwy, approximately 10 miles from Dolgellau, 51 miles from Shrewsbury, 58 miles from Chester and approximately 94 miles from Manchester.



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