



## Marine Hotel Criccieth

- Profitable hotel and restaurant located within busy coastal town
- 15 en suite letting bedrooms, licensed bar (30), restaurant (48) and function room (80)
- Outdoor patio/dining space with sea view, spacious 2 bedroom owners' apartment
- 2017/2018 turnover £186,450 with adjusted operating profit of around £108,000

**Offers around £565,000 –  
Freehold**

## CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

Neil Thomson  
Hotels  
0161 831 3333  
[neil.thomson@colliers.com](mailto:neil.thomson@colliers.com)

Property Ref: 210200

**Colliers International**  
Chancery Place  
Brown Street  
Manchester  
M2 2JT

[www.colliers.com/uk/hotels](http://www.colliers.com/uk/hotels)

## Marine Hotel, Marine Crescent, Criccieth, LL52 0EA



Located in the stunning coastal town of Criccieth is Marine Hotel, a privately owned and operated commercial hotel with stunning sea views to Cardigan Bay. The hotel operates with 15 en suite letting bedrooms, many with sea views and offers guests and locals a fully licensed bar and restaurant where they will be greeted by more beautiful sea views, a real open fire and a friendly atmosphere. In addition, there is a conservatory lounge and an outside patio/dining space to provide additional covers in the warmer months and a meeting/function to accommodate up to 80 delegates. The owners also have the benefit of a spacious two bedroom apartment which is located on the second floor.

The Marine Hotel is prominently situated within the small town of Criccieth, an ideal location for exploring both the Llyn Peninsular to the west with its gentle rolling hills and quaint seaside towns or soaring to the majestic heights of Snowdon National Park to the east, with its outstanding natural beauty and lakes. The area attracts thousands of visitors drawn to the breath-taking views, tourist attractions, numerous steam railways, many golf courses and coastal path which passes through the center of Criccieth. All of these guarantee a steady flow of trade throughout the season.

After acquiring the hotel in 2007, the current owners embarked on a refurbishment programme to improve the public areas of the building and the bedrooms which are now tastefully presented throughout. Trade has significantly improved over their 10 years with the business enjoying a year on year increase in turnover and healthy profits with plenty of opportunity for a new owner to further develop trade if required. However, now choosing to retire, the owners have decided to sell the Marine Hotel, offering an incredibly lucrative opportunity to its next owners.

### THE PROPERTY

The Marine Hotel is built of local construction under a rendered façade and tiled roof.

### PUBLIC AREAS

Main entrance to the hotel leads in to a porch and hallway. Immediately to the left is a sun lounge/conservatory with tables and seating for up to 8 with tiled floor and scenic coastal and castle views. To the right hand side, is the main dining room/restaurant which has seating for around 40. Residents lounge with sofa seating for up to 6 but could accommodate more if required, having feature fireplace and feature window. Located towards the

rear of the hotel is the main bar, with timber bar servery, seating and tables for around 30, games room with pool table and further seating and beyond is the main function room with timber servery, dance floor and capacity for up to 80 delegates.

### LETTING BEDROOMS

The hotel has 15 en suite letting bedrooms (sleeping 39) comprising 4 double rooms, 3 twin, 6 family and 2 single rooms.

All of the rooms are tastefully decorated with flat screen TV and tea and coffee making facilities. Many of the rooms have sea views.

### OWNERS' ACCOMMODATION

Located to the second floor, the owners have the benefit of a spacious apartment, comprising lounge, two bedrooms, kitchenette and bathroom.

### SERVICE AREAS

Located on the ground floor is a fully equipped commercial kitchen with separate preparation area, wash-up area, store room and service area. Located on the lower ground floor are the cellars comprising of various store rooms. Access from outside leads to the lower ground floor comprising of four main rooms, formally used as staff quarters but now used for storage. This space could be re-converted and renovated to create additional accommodation if required. The main reception room is located off the hallway on the ground floor and is currently used by the owners for their office.

### OUTSIDE

To the front of the hotel is an outdoor patio and additional dining space which creates an Al Fresco dining area overlooking Criccieth Castle and the coast.

### SERVICES

Gwynedd County Council at Caernarfon (01766) 771000.

Mains water, drainage, electricity and gas. Gas-fired central heating.

## Marine Hotel, Marine Crescent, Criccieth, LL52 0EA

---



### LICENCE

Full Premises Licence

### WEBSITE

[www.marinecrccieth.co.uk](http://www.marinecrccieth.co.uk)

### TRADE

The profit and loss accounts for Guinevere Hotels Limited – trading as Marine Hotel – for the period ended 28 February 2018, shows a net turnover of £186,450 with an adjusted trading profit in the region of £108,000.

Full and further trading accounts can be made available to any seriously interested parties after viewing.

### PRICE

Offers around £565,000 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

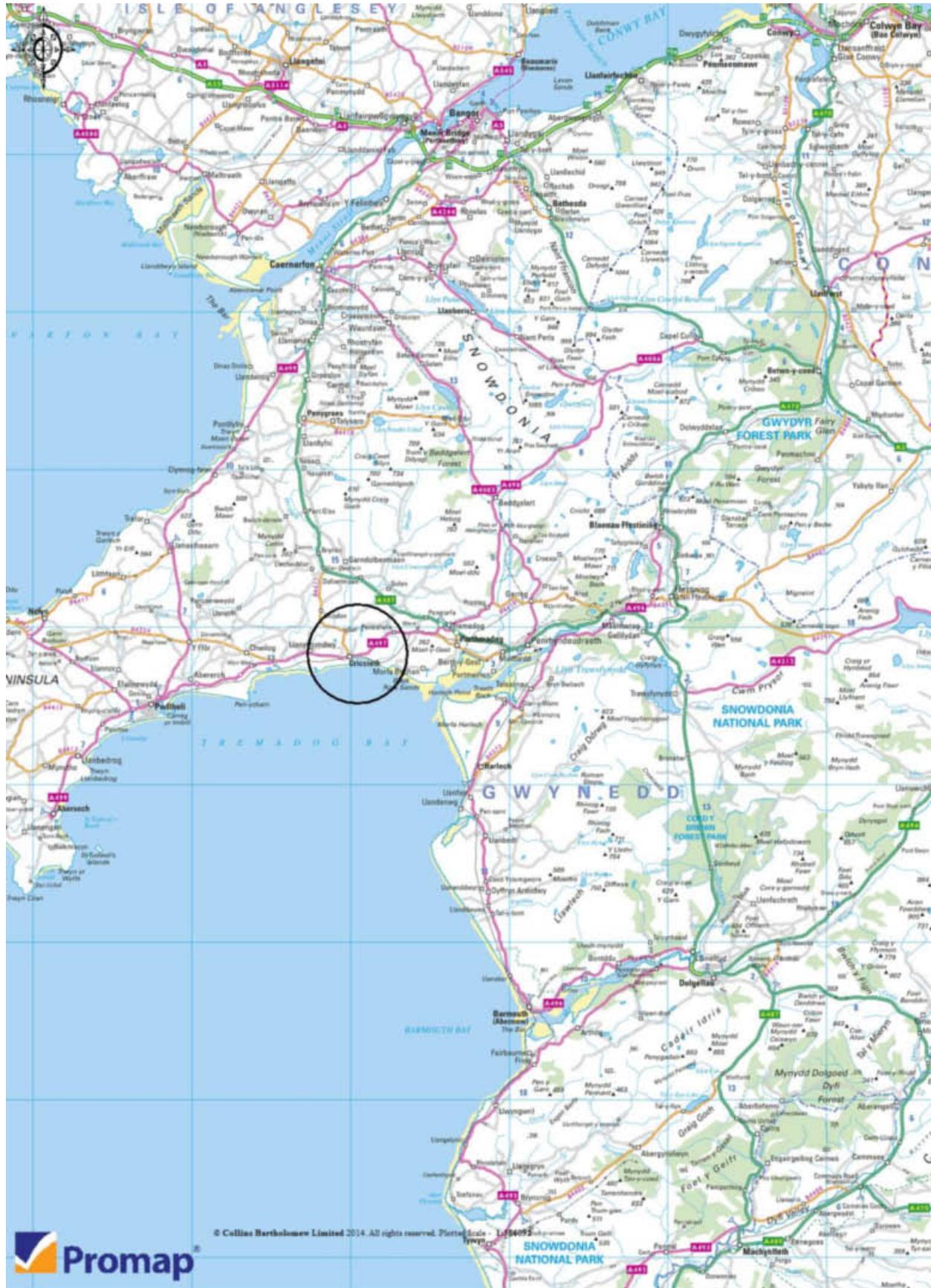
All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

### DIRECTIONS

Travelling in a southerly direction from Caernarfon along the A487, turn right on to the B4411 towards Criccieth. Follow to the road in to the town and at the crossroads proceed straight across, over the railway junction and bear right heading to the castle. The Marine Hotel is located immediately opposite the castle on the right hand side.



# Marine Hotel, Marine Crescent, Criccieth, LL52 0EA



Misrepresentation Act: Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. March 2017  
Colliers International is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England & Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.

# Energy Performance Certificate

## Non-Domestic Building



Marine Hotel  
Marine Crescent  
CRICCIETH  
LL52 0EA

Certificate Reference Number:  
0520-0833-2529-4297-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 69

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	1039
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	166.89
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

91

If typical of the existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

<b>Assessment Software:</b>	iSBEM v5.2.g using calculation engine SBEM v5.2.g.3
<b>Property Reference:</b>	242588220000
<b>Assessor Name:</b>	William Morris
<b>Assessor Number:</b>	STRO002869
<b>Accreditation Scheme:</b>	Stroma Certification
<b>Employer/Trading Name:</b>	William Morris Energy Assessments
<b>Employer/Trading Address:</b>	Arvon House, Dolwyddelan, Conwy
<b>Issue Date:</b>	21 Mar 2017
<b>Valid Until:</b>	20 Mar 2027 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0520-0833-2529-4297-8006.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification. You can obtain contact details of the Accreditation Scheme at [www.stroma.com](http://www.stroma.com).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.ndepcregister.com](http://www.ndepcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit [www.ndepcregister.com](http://www.ndepcregister.com). To opt out of having information about your building made publicly available, please visit [www.ndepcregister.com/optout](http://www.ndepcregister.com/optout).

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.