Beautifully refurbished 19 bedroom residential inn
Prominent position in the heart of the town
Smart public areas including large function room
Turnover of £709,334 - almost £200k from accommodation sales

£625,000 - Freehold
The Castle is a well-presented hotel occupying a prominent position in the centre of the popular market town of Llandovery and was the subject of a major refurbishment in early 2011. 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 all 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.

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 relatively rarely used.

OTHER ACCOMMODATION

On the first floor of the building two rooms have been allowed to be used as a small local museum which brings visitors into the business.

At the rear of the ground floor is a shop called the Red Giraffe which is occupied at a rent of £225 per month.

SERVICE AREAS

Completely refurbished Commercial kitchen with new extraction system, bonnet cooker suite, Josper 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
Visit Wales 4*.

WEBSITE
http://castle-hotel-llandovery.co.uk/

TRADE
Net sales in the year ended February 2017 was £709,334 an increase on the previous year. Almost £200,000 was from accommodation sales. 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 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 of broker involved.

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 signposted 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.
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