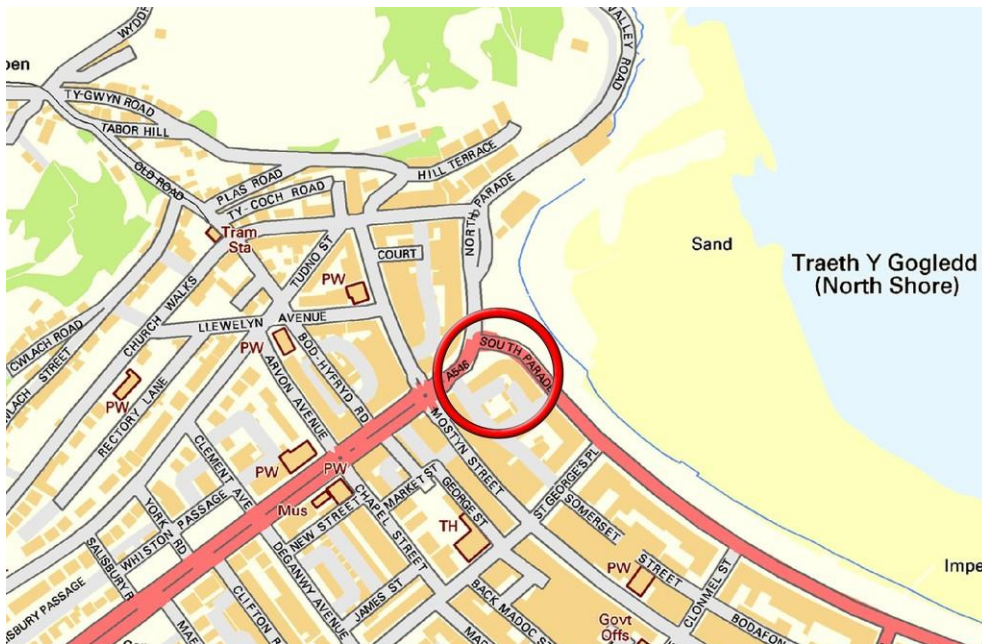


# Anthony Flint @ gamlins



'The Wilton Hotel', 14 South Parade

Llandudno LL30 2LN

Offers In Region Of  
£550,000

# Property Features

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- Grade II Listed Hotel
- 14 Impressive En Suite Bedrooms
- Owners Accommodation
- Car Parking Facilities
- Located in Golden Crescent, Llandudno Promenade

## Full Description

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### DESCRIPTION

HIGHLY SUCCESSFUL GRADE 2 LISTED, 4 STAR RATED BOUTIQUE HOTEL, SET ON THE 'GOLDEN CRESCENT' OF LLANDUDNO'S PROMENADE WITH 14 IMPRESSIVE EN SUITE BEDROOMS, OWNERS ACCOMMODATION AND CAR PARKING FACILITIES. The current owners have over the last twelve years systematically improved and upgraded the hotel and it's letting accommodation.

### GROUND FLOOR

Entrance into a very smart, well appointed RECEPTION with fitted desk area, high coved ceiling and laminated flooring.

GUESTS LOUNGE situated on the front overlooking the promenade with a feature box bay window, furnished in a contemporary style with leather sofas and tub chairs, to one corner is a refrigerated 'honesty' bar.

BREAKFAST RESTAURANT stylish and minimalist design with 24/26 covers, counter balanced serving lift from kitchen below.

### LOWER GROUND FLOOR

Staircase from the main Reception hall leads down to OWNERS ACCOMMODATION of

Living Room 17'1" max x 13'6" max

Office 19'7" x 5'1" max

Bedroom No.1 19' max x 8'9" plus En-Suite Shower Room

Bedroom No.2 13' x 5'8" max

Additional Attic Rooms - at the top of the property are two double rooms which are currently only used for storage.

Staff Toilet and Cloakroom

### HOTEL KITCHENS, PREPARATION AREA & BOILER/LAUNDRY ROOM

Kitchen - 13'3" x 13' equipped with a range of commercial freestanding and fixed stainless steel appliances, including gas range, gas salamander grill, deep fat fryer, dishwasher and preparation tables etc

Preparation & Refrigeration - 13' x 7'1" commercial stainless steel fridges and freezers.

Boiler/Laundry Room - gas fired boiler for hot water supply (



there is a gas fired boiler situated at the top of the hotel which provides the central heating ), commercial washing machine and tumble dryer

#### 14 BEDROOMED ACCOMMODATION

FIRST FLOOR..... 5 ROOMS, all with en suite shower rooms - two king size superior, two double and one single.

SECOND FLOOR....4 ROOMS, three with en-suite and one with bath - two king size superior, two small double/single.

THIRD FLOOR.....5 ROOMS, all en suite shower rooms - 1 king size superior, 2 double, 1 small double/single and 1 single.

All rooms are centrally heated and are equipped with :- flat screen TV's inc Freeview, hair dryers, clock radios, hospitality trays

#### PARKING FACILITY

REAR CAR PARK with space for 7 or 8 cars, rented from Mostyn Estates on an annual licence, plus 5 parking permit's for promenade parking.

#### 2016 TARIFF

Bed & Breakfast starts from £36 per person per night.

B & B for a standard single room £40 per night.

B & B for a standard double/twin £72/£75 per room per night.

B & B for a superior double/twin £75/£85 per room per night.

B & B for a family room ( two adults & one child ) £90 per room per night.

#### TRADE FIXTURE, FITTINGS & EQUIPMENT

We understand that all trade fixtures, fitting and equipment will be included in the sale, and that they are owned outright.

#### STAFFING

The business is run by the two owners/directors who operate in a full time capacity, in addition there are a number of part time and casual staff members who are called upon on a regular basis as and when required.

#### THE BUSINESS & ACCOUNTS

Audited trading accounts are prepared up to 30 November 2015 and will be available to bona fide interested parties, once they have viewed the property, however this is subject to the sellers consent. The current owners have run the property since 2004 and now operate solely on a Bed & Breakfast basis they also limit their trading season from Easter to late September/early October, they do not cater for parties i.e :- golfing, clubs or associations etc. The last four years accounts show a turnover from 2015 in descending order £119,382, £121,817, £124,976 and £103,561, in each of these years an operating profit was reported.

#### ADVERTISING

We understand from the sellers that the business is advertised on their own web site and [www.bookings.com](http://www.bookings.com), plus holds a ' Certificate of Excellence ' from tripadvisor. The hotel is rated 4 star by The Wales Tourist Board for it's Guest Accommodation and is a member of ' Llandudno Hotels ' part of the Llandudno Independant Accommodation Group



#### LICENCE, FIRE SAFETY & HYGIENE INSPECTION

We understand from the sellers that the business holds a current licence to sell alcohol to residents only.

We understand from the sellers that the premises have been inspected by the local authority health department during 2016 and issued with a 5 star rating.

We understand from the sellers that the premises were last inspected by the local fire department in 2015 and that there were no issues resulting from this.

#### TENURE, RATALE VALUE & EPC

The property is held on a 999 year leasehold from Mostyn Estates with a Ground Rent of £12.00 p.a.

The Rateable Value as of 1 April 2010 is £8000.

The property is Grade 2 Listed and falls within the town's conservation area, as a result it is exempt from requiring an Energy Performance Certificate.

#### SERVICES

We are informed that all mains services are connected.

#### DIRECTIONS

From our Llandudno Office turn left, first left at roundabout and The Wilton Hotel will be seen immediately on the right hand side, the first start of South Parade Terrace.

#### VIEWING & ADDITIONAL INFORMATION

Please contact Mr Anthony Flint at Anthony Flint @ Gamlins to discuss the property or to book a viewing. PLEASE DO NOT MAKE YOURSELF KNOWN TO THE HOTEL OR ANY STAFF MEMBERS WITHOUT A PRIOR APPOINTMENT.

AHF 2016



EPC Exempt

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.