

Anthony Flint @ gamlins



Oak Alyn Hotel

£370,000

2-4 Deganwy Avenue Llandudno LL30 2YB

Property Features

- TOWN CENTRE HOTEL
- 12 LETTING BEDROOMS
- 3 BED HOLIDAY FLAT POTENTIAL
- 14 SPACE OFF ROAD PRIVATE CAR PARK
- LONG ESTABLISHED TRADING HISTORY

Full Description

DESCRIPTION

The Oak Alyn Hotel is a substantial, freehold 12 bedroom hotel, all en suite, situated on a prominent, high profile crossroads location, in the heart of Llandudno. The property is quite unique in having a level wrap around forecourt car park with 14 spaces, plus the potential of a top floor three bedroom holiday apartment with magnificent views (subject to necessary consents). This has previously been used as owners' accommodation. Another unusual feature is the large front elevation, on two sides, at a busy crossroads. The business is operated by one owner and part time staff from early March to the middle of October. The closed winter months are used for maintenance and owners' holidays. The hotel is fully double glazed with full gas central heating. A new Ultramax boiler and hot water stainless steel cylinder were installed in 2008.

HISTORY & TRADING INFORMATION

The hotel has traded for more than 40 years. The current owners acquired the business in 2007 and have now decided to retire. They already have a house so there would be no on-going chain. The business trades below the VAT threshold, mainly on a B & B repeat trade. Accounts, prepared by their Accountants, would be made available to genuine interested parties.

ACCOMMODATION

GROUND FLOOR : - Reception Hall and Check In Desk, Guests' TV lounge. Ground floor double bedroom with en suite shower. Dining Room which extends into the conservatory providing 12 tables with 28 covers. Light commercial Kitchen with connecting door to the dining room with serving station and wash up area. Access through to private area with owners' double bedroom, bathroom, boiler room and large private lounge in a second part of the conservatory.



FIRST FLOOR :- The main staircase leads to two twin rooms. With a half landing to a double room, family room and single room.

SECOND FLOOR :- On the main staircase where there are three double rooms. A half landing leads to a family room with bunk beds, a double and a single room.

THIRD FLOOR :- A private staircase leads to a self contained apartment with one double and two single bedrooms, lounge, recently fitted bathroom with shower and kitchen area. This has previously been used as owners' accommodation.

FIXTURES & FITTINGS

All equipment, furnishings fixtures and fittings are included in the sale. All are owned outright by the business. Nothing is held on rental or lease.

ADVERTISING

Due to the high level of repeat trade the current owners use very limited advertising to promote the business, relying on word of mouth and a range of large window displays to promote seasonal offers. They also take a third of a page in the town guide, produced by the Welsh Tourist Board. More recently a simple web site has been developed, the domain being owned by the business.

FIRE & HYGIENE

Fire Inspection. We are informed that the last inspection was during 2016, there were no issues arising from that.

Food Hygiene Ratings. The hotel was inspected on 8th September 2016 and scored an overall rating of 5-Very Good

STAFFING

The business is currently run by one full time owner and two or three seasonal workers.

ALCOHOL LICENCE

Although the hotel has held a residential alcohol licence in the past the current owners has never renewed one in their period of running the business.

TENURE

We understand from the sellers that the property is, unusually for Llandudno, FREEHOLD and free from any



Ground or Chief Rent.

SERVICES

We believe that all mains services, gas/electricity/drainage and water are supplied to the property. Please note that none of the services, fixtures, fittings or appliances, heating/plumbing installations, electrical including fire systems have been tested by the Agents and therefore no warranty is given to their working ability.

VIEWING

STRICTLY BY APPOINTMENT THROUGH ANTHONY FLINT ESTATE AGENTS. PLEASE DO NOT APPROACH ANY GUESTS OR MEMBERS OF STAFF, NOR MAKE YOURSELF KNOWN AT THE PROPERTY WITHOUT PRIOR APPOINTMENT.

DIRECTIONS

From our Llandudno Office, turn left, right at roundabout onto Gloddaeth Street, proceed straight on at mini-roundabout and then first left into Deganwy Avenue, proceed to the far end and Oak Alyn will be seen as the last property on the right.

AHF April 2017



125 Mostyn Street
Llandudno
LL30 2PE

www.anthonyflint.co.uk
llandudno@anthonyflint.co.uk
01492 877418

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