



YHA Danywenallt

Talybont-on-Usk, Brecon, Powys, LD3 7YS

Tenure: Leasehold Franchise **Price:** Estimated Ingoing £25,000 **Ref:** 95946

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Opportunity to acquire a unique premises currently operating as a 36-bed youth hostel
- Continuation of business as a partner under the YHA franchise agreement
- YHA is a national hostelling brand, charity and social enterprise with a 96-year heritage
- The property is trading and currently part of YHA's network of over 100 hostels across England and Wales
- www.yha.org.uk/hostel/yha-brecon-beacons-danywenallt

Location

YHA Brecon beacons Danywenallt is situated in a beautiful, rural location in a picturesque valley just north of the village of Talybont-on-Usk, within the southern boundary of the Brecon Beacons National Park. The area is renowned as a destination for outdoor pursuits and holidaymakers, especially those walking, climbing, cycling and gliding. It is also popular with canal boat enthusiasts on the Monmouth to Brecon Canal which runs through the village of Talybont-on-Usk. The village sits just off the A40 between the towns of Brecon (7 miles) and Abergavenny (15).

Property

The youth hostel has been converted from a traditional farmhouse with outbuildings and additional cottage. The main building appears to be constructed of stone with part rendered elevations under a pitched slate roof; this is the same as the letting blocks. The cottage is of similar construction.

The premises offers a 36 bed hostel and has the benefit of a campsite to the paddock which can accommodate a maximum of 28 pitches.



Trade Areas

Main Building

Entrance from the INTERNAL COURTYARD GARDEN to the CONSERVATORY FOYER with glazed aspect and seating for four. DINING ROOM seating 28. Wood effect floor, exposed stone walls and vaulted ceiling. Feature solid fuel burner. Reception desk/service counter.

RESIDENTS' LOUNGE seating ten. Carpeted floor, painted stone walls and heavily beamed ceiling. Feature fireplace.

CATERING KITCHEN being well-equipped with an extraction hood and nonslip floor. Good selection of commercial catering effects and equipment.

DRY STORE. STAFF WC.

SELF-CATERING KITCHEN with nonslip floor and a range of domestic style units and cooking facilities.

STAFF DOUBLE BEDROOM with EN SUITE SHOWER ROOM.

First Floor

Letting accommodation configured as follows:

- BEDROOM 7: with two single beds and EN SUITE SHOWER ROOM.
- BEDROOM 8: four single beds and EN SUITE SHOWER ROOM.
- BEDROOM 9: four beds and EN SUITE SHOWER ROOM.
- BEDROOM 10: three beds and SHOWER.
- Landing access to WC and SHOWER.





Annexe

- BEDROOM 1: four bed.
- BEDROOM 2: three bed.
- Corridor with access to shared facilities to include TWO SHOWER ROOMS and WC. Separate external access to:
- BEDROOM 3: four bed.
- BEDROOM 4: four bed.
- BEDROOM 5: four bed.
- BEDROOM 6: four bed with EN SUITE SHOWER ROOM.
- Corridor access to TWO SHOWER ROOMS, WC and additional shower/bathroom.

Cottage

The detached cottage is used for staff accommodation and has an open plan, ground floor layout comprising a fitted KITCHEN and seating area. BATHROOM. Spiral staircase to first floor with DOUBLE and SINGLE BEDROOM.



External

Lawned garden to the front of the main building having outstanding views towards Talybont-on-Usk village. Between the main building and the annexe is the internal courtyard garden with picnic benches.

Access from the lane to a hardcore CAR PARK which can easily accommodate 14 plus vehicles. Gated access to the campsite with a maximum of 28 pitches. The sublease will enforce that only camping can take place at the site and there are to be no glamping provisions whether that be pods, bell tents etc.

Large outside area having tree-lined boundaries with a fire pit area.



The Business

The subject hostel occupies an outstanding location with the Brecon Beacons National Park and has traditionally attracted much trade throughout the year. It offers a superb opportunity to continue as a hostel.

Due to the diverse nature and unique locations of all our hostels, YHA adopts three main opening patterns. These patterns are determined by a number of factors ranging from the wants and needs of our guests to the trading environment and time of year. The opening patterns are F&I (Families and Individuals travelling independently), Exclusive Hire (taking over the entire, unmanned hostel exclusively) and Organised Groups such as cyclists, walkers and educational school trips. Each YHA hostel can adopt one or more of the above patterns during a trading year and will frequently transition between them throughout the season in order to maximise business opportunities.

Since the Covid-19 pandemic, the hostel has ceased trading to individuals and now operates on an exclusive hire and group basis only.

TUPE

The business is being sublet as a going concern and under transfer of undertaking (protection of employment), there are two members of staff to be included.

Licences

A Premises Licence is held.

Services

Mains water and electricity. On-site septic tank drainage. Oil fired central heating.

Local Authority: Powys County Council.

EPC Rating: TBC.



Tenure & Price

LEASEHOLD FRANCHISE ESTIMATED INGOING £25,000 to include the trade furniture, fixtures, fittings, effects and new lease agreement. Stock at valuation in addition.

The premises are to be offered as a sublet until 30 March 2034. There will be a break option in favour of the subtenant on 30 March 2029, but in order to take this option, written notice must be served 14 months prior to the date i.e. no later than 01 January 2028. The initial rent will be set at £20,000 per annum on an internal repair and insure basis only. The YHA will insure the building and recover the premium from the subtenant by way of an extra rent.

The estimated ingoing is to cover the cost of purchasing the inventory at approximately £17,000 and a rental deposit of £8,000. The rental deposit will be held on account by the YHA, and assuming that all repair and maintenance covenants are adhered to and there are no other outstanding monies, it will be returned to the subtenant at the end of the term.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

YHA Franchise

YHA's network comprises over 100 hostels across England & Wales, with a collection of unique buildings in amazing locations: in cities, national parks and in rural, village and coastal locations.

In 2022-23, over 845,000 guests stayed at YHA properties and guest satisfaction ratings averaged over 90%. The YHA network already includes a significant number of independently owned and operated hostels under the YHA brand. This is an exciting opportunity for the right partner with entrepreneurial ambition and matching values to join the YHA network.

For further information about YHA franchise opportunities, please contact Sidney Phillips.





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Business Mortgages

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Utility Helpline

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.