



Hazeldene Guest House

4 South Road, Aberaeron, Ceredigion, SA46 0DP

Tenure: Leasehold

Price: £38,950

Ref: 96420

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Elegant Edwardian Gentlemen's residence
- Five quality letting bedrooms
- Two reception rooms
- Separate owners' accommodation
- Recently upgraded and refurbished
- To let on favourable terms

Location

The coastal town of Aberaeron requires no introduction, it being one of Wales' most iconic destinations, famed for its pretty harbour. It is without doubt the busiest tourist destination in Ceredigion, attracting visitors throughout the year to its numerous famed restaurants, beach, harbour and the stunning surrounding countryside. Without doubt Aberaeron is the "Jewel in Cardigan Bay's Crown".

The Property

The Hazeldene Guest House is an elegant and attractive Edwardian gentlemen's residence, dating back to the early 20th Century. It has an imposing frontage with cast iron "colonial" style veranda. In the main premises are two stunning reception rooms, the guest house kitchen and five en suite letting bedrooms. On the LOWER GROUND FLOOR is a surprisingly spacious owners' suite. The property has been notably upgraded and refurbished over the last six months. It is briefly described as follows:



Reception Areas

Feature arched entrance with engraved opaque glass front to inner vestibule having mosaic tiled floor. Further beautiful stained glass doorway to further hallway area, having Victorian style mosaic tiled floor. RESIDENTS' DINING ROOM with feature polished boarded floor, bay window, marble fireplace and ornate coving. RESIDENTS' LOUNGE having carpeted floor, bay window, marble fireplace, Victorian coving and cornicing to the ceiling, which features a chandelier.

KITCHEN having a selection of kitchen units and space for a dining table. Staff WC/Laundry Room.

Owners' Accommodation

At lower ground floor is the owners' accommodation with its own separate entrance to the rear. It consists of DOMESTIC LOUNGE, BEDROOM with EN SUITE BATHROOM, KITCHEN/DINER, separate WC off hallway and an additional room currently utilised by our clients as the hotel's LAUNDRY ROOM.

Letting Accommodation

GROUND FLOOR : BEDROOM 5 (double) with en suite SHOWER ROOM.

FIRST FLOOR : 4 further LETTING BEDROOMS:- BEDROOM 1 (King size) with EN SUITE SHOWER ROOM. BEDROOM 2 (double) having en suite SHOWER ROOM. BEDROOM 3 (KING SIZE) with en suite SHOWER ROOM and BEDROOM 4 (SINGLE) with en suite SHOWER ROOM.

External

To the front is a feature landscaped gravelled and lawned garden. There is a covered colonial style veranda, having ceramic tiled flooring.





External continued

To the rear is an enclosed walled PATIO GARDEN, off which are three separate buildings; one a timber-built Summer House, the second a two-section outbuilding housing a utility/wash-up area/storeroom and the third section is a block-built garage, all with pitched tiled roof.

The Business

The business was acquired by our clients at the very beginning of 2026, but they have decided to put the business on the market due to their wish to relocate to be closer to their family in the south-west of England. Nevertheless, during their short period of ownership, they have carried out multiple and significant redecoration and upgrading of the trade areas and this will be evident to all who view.

Initial trade has been healthy, and they are already approaching over £20,000 worth of bookings for the forthcoming season.





Tenure & Price

LEASEHOLD £38,950 to include goodwill. The fixtures and fittings are owned by the Freeholder and this will be a furnished let.

The Property is held on a part repairing and insuring lease from a private individual, for a term of five years commencing 1st January 2026. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £22,000 per annum paid monthly in advance subject to stepped rent reviews throughout the term as follows: Year 2: £24,000; Year 3: £24,000; Year 4: £25,000 and Year 5: 26,000. An incoming party will be required to provide a rental deposit to the Landlord of the equivalent to two months’ rent in advance (currently £4,000). The lease is free of all trade ties.

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

Licences

The property is unlicensed.

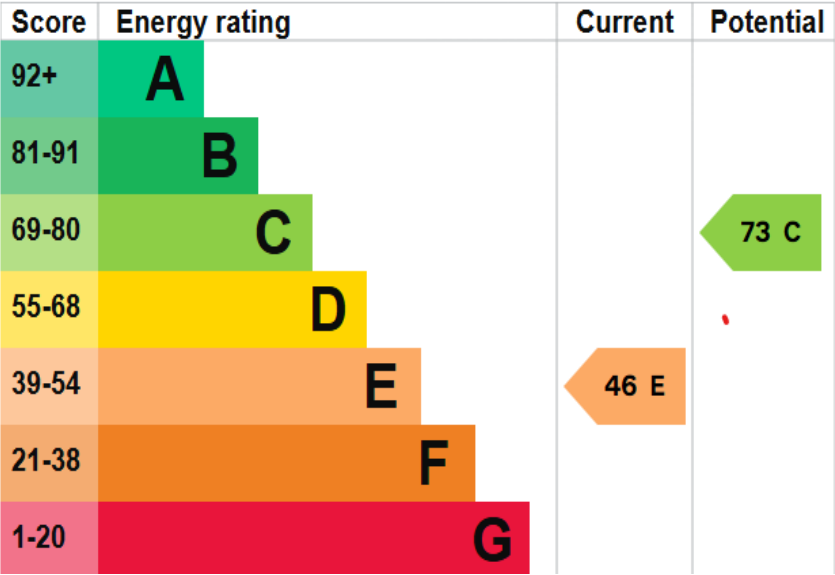
Services

Mains electricity, water and drainage are connected. Oil fired central heating.

Rateable Value: £6,000 from 1st April 2026

Private accommodation: Band A

Local Authority: Ceredigion County Council



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