



Garden Hotel

High Street, Bangor, Gwynedd, LL57 1DQ

Freehold £699,500

- Bangor, North Wales
- Sizeable town centre building
- Restaurant/bar and lounge
- 11 en suite guest rooms
- Development opportunity (STPP)
- Business potential to generate up to £140k-£150k net per annum

Ref: 93469

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SP Sidney
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LOCATION

The Garden Hotel is located in the heart of Bangor, within walking distance of the city centre. Bangor is Wales's oldest city and offers plenty of leisure facilities including walking and cycling routes. It is also close to all major tourist attractions including Penrhyn Castle, the Isle of Anglesey, Snowdonia National Park and Greenwood Family Park.

Bangor is ideally situated just off the A55 North Wales Expressway which links southbound to the Isle of Anglesey and northbound to Caernarfon and Chester. The property is just a stone's throw from Bangor train station which connects to Liverpool, Manchester, Cardiff and London Euston.

The property holds a prominent roadside position and is of brick construction with painted white render under a pitched tile roof to the main building and a flat roof to the rear.

TRADE AREAS

GROUND FLOOR

VESTIBULE leading to RECEPTION/CHECK-IN DESK area. To the right is the LOUNGE BAR with seating for approximately 30, an additional seating area to the rear to accommodate approximately 50, carpeted floors and a wood panelled bar servery with back bar. BASEMENT offset giving access to LADIES' AND GENTLEMEN'S TOILETS. Two DRY STORES. CELLAR. CLOAKROOM. MANAGER'S OFFICE. WORKSHOP. RETAIL/SHOP UNIT (currently used as storage) with its own access to the side of the building. RESTAURANT split into two sections with waiting/seating area for up to 10. 'L' shaped bar servery, carpeted floor with Chinese décor throughout. Loose seating to accommodate 150 including a breakfast bar area. STAFF TOILETS. Good sized and well-equipped TRADE KITCHEN with new extension, having tiled and laminate floors, multiple PREP and WASH AREAS, extraction canopy and a good selection of catering equipment.

OWNERS ACCOMMODATION

FIRST FLOOR

Spacious LOUNGE, KITCHEN/PANTRY. BATHROOM/LAUNDRY ROOM.

SECOND FLOOR

Two double BEDROOMS. One single BEDROOM.

THIRD FLOOR

Two double BEDROOMS or one double BEDROOM with private lounge.

LETTING ACCOMMODATION

All rooms are decorated to a high standard. All feature EN SUITE BATHROOMS, TVs and tea and coffee making facilities.

FIRST FLOOR

Room 21: Single room, Room 22: Family room, Room 23: Family room, Room 24: Double room
STORE ROOM and access to ROOF TERRACE. RESIDENTS' LOUNGE.

SECOND FLOOR

Room 25: Double room, Room 26: Twin room, Room 27: Family room, Room 28: Single room, Room 29: Double room. WC & BATHROOM.

THIRD FLOOR

Room 30: Family room, Room 31: Family room.

Loft space/Storage space.

EXTERNAL

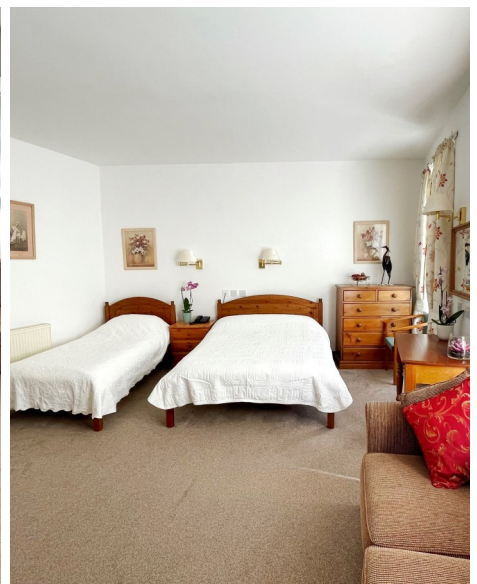
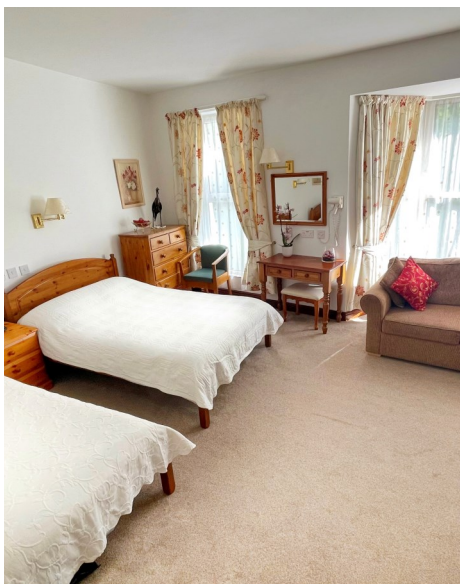
PRIVATE PARKING to the rear and side of the property for 8. GARAGE. Lower ground OUTBUILDING for conversion (STPP).

THE BUSINESS

Since 1985, the Garden Hotel has been operated as a family run business and is now offered for sale to permit retirement. Accounts show there is potential to generate up to £140,000 - £150,000 net per annum, with huge scope for increased sales by extending the current opening hours, increasing marketing activity, converting the multiple outbuildings to additional letting rooms (STPP) and letting the retail/shop unit. Our clients advise occupancy levels are consistent all year round - at between 80-90% - and the business boasts great reviews on TripAdvisor and booking.com. Additionally, the restaurant won the Welsh Asian Food Awards in 2019 and was a finalist in the Oriental Establishment Category of the Good Food Awards in 2021. In the 2023/24, it won a coveted Good Food Awards Gold Seal, an award given to restaurants achieving consistently high customer ratings/votes over three years.

DEVELOPMENT OPPORTUNITY

The property would also suit change of use/redevelopment (STPP). The location and plot size make the building ideal for residential conversion. In addition, Gwynedd Council have earmarked the site as a designated area for student living, with Bangor having one of the largest student populations in the UK.



TENURE & PRICE

FREEHOLD £699,500 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

LICENCE

A full Premises Licence is held.

Current opening hours:

Tuesday to Saturday, 17:00 - 21:00

SERVICES

All main services are connected. The property benefits from CCTV and is fully alarmed.

Local Authority: Gwynedd Council, Shire Hall, Caernarfon, LL55 1SH

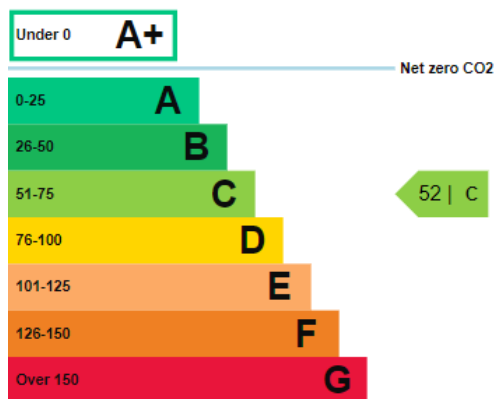
Telephone: 01766 771000

Rateable Value: £28,500. The business is subject to small business rate relief.



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 4742-7202-4110-4031-3054

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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