



Carmel House Hotel

17 Craig y Don Parade, Llandudno, Conwy, LL30 1BG

Freehold £595,000

- Victorian seaside town of Llandudno
- 10 en suite letting rooms
- Two bedroom, self-contained apartment
- Fully refurbished throughout
- Grade II listed
- Net sales in the region of £180,000 per annum

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LOCATION

Carmel House Hotel is located on Craig y Don Parade in North Wales's most popular seaside town, Llandudno. The property enjoys stunning views of Llandudno Bay and is a stone's throw from Venue Cymru. It is also within easy reach of Llandudno Pier, the Great Orme summit, Happy Valley Botanical Gardens and the town's beautiful beaches. Llandudno is Wales's principle seaside town and sees in the region of 10,000,000 visitors each year on day trips or overnight stays.

Llandudno is within easy reach of Snowdonia National Park and the Llŷn Peninsula, and is served by junction 19 of the A55 North Wales Expressway via the A470 which leads directly to the town. The A5 provides links to Snowdonia National Park, whilst rail services from Llandudno Junction Station run along the North Wales coast and to the northwest of England.

The property, which is Grade II listed, is of brick construction under a pitched slate roof. It holds an end terrace, corner plot position. Over the past five years, it has been subject to much renovation and investment, both internally and externally, and now offers modern and spacious accommodation.

The property briefly comprises the following:

TRADE AREAS

Ground floor

Entrance leading to the RECEPTION/CHECK-IN LOUNGE featuring wood floor and reception desk. Offset is a BREAKFAST ROOM with a large bay window providing sea views, a feature fireplace and loose dining for 10. Compact KITCHEN with stairway to BASEMENT (offering alternative access to the basement level APARTMENT).

LETTING ROOMS ONE and TWO: doubles with EN SUITES to the rear of the building.

First Floor

LETTING ROOMS THREE and FOUR: doubles with EN SUITES and mountain views.

LETTING ROOM FIVE: double with EN SUITE and sea view.

LETTING ROOM SIX: king size with EN SUITE BATHROOM, a large bay window, sofa seating and sea views.

LAUNDRY CUPBOARD.

The second floor comprises FOUR FURTHER LETTING ROOMS, all of which are DOUBLES with EN SUITE BATHROOMS. Two of the rooms have sea views; the remaining two have mountain views.

LAUNDRY CUPBOARD.

Basement Apartment

With private entrance to the rear of the premises or internal access via stairs from the kitchen. Tiled porch leading to a spacious LOUNGE AREA with wood floor, sofas, television and STORE CUPBOARD. TWIN BEDROOM with wood effect laminate floor. KING SIZE BEDROOM. Fully tiled BATHROOM with bath and shower. KITCHEN AREA with wood flooring and wall and base units; fully equipped with kitchen appliances. The kitchen area incorporates a DINING AREA.

EXTERNAL

To the front is a PATIO with steps leading to the reception and a small, artificial turf area with seating for 10. There is a separate patio to the rear (currently undeveloped) which leads to a car park with space for 10 vehicles and a single storey GARAGE.

THE BUSINESS

Our client has operated Carmel House Hotel since 2018 and has made a significant investment in the business since that date. Renovations have included new windows and doors, a new roof and internal cosmetic work. No expense has been spared on furnishings and decoration. The business is marketed on all major booking portals and room tariffs range from £85 to £105 per night. It enjoys high occupancy levels all year round and much repeat trade. The hotel boasts excellent ratings and reviews on platforms such as Tripadvisor, Booking.com and Google.

Our client advises that net sales are in the region of £180,000 per annum with net profits of approximately 50%, based on operating nine letting rooms and the two bedroom apartment. This leaves scope to increase trade by opening up the tenth bedroom. Pre-planning approval has been sought for a two storey, four bedroom holiday let which our client indicates will increase net turnover by approximately £100,000 per annum.



TENURE & PRICE

FREEHOLD £595,000 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. Viewing strictly by appointment only.

LICENCE

No Premises Licence is held for the retail of alcohol.

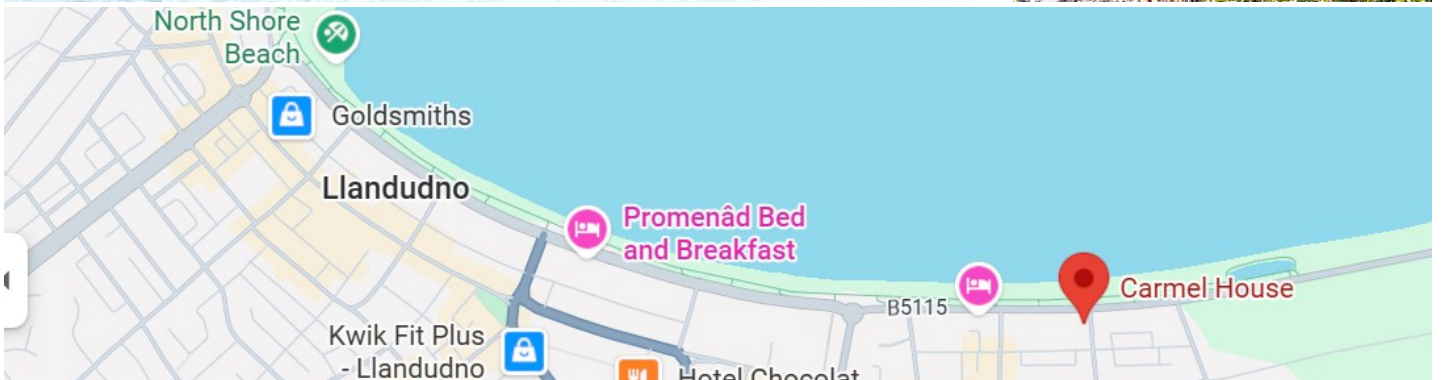
SERVICES

All mains services are connected and the property benefits from CCTV.

Local Authority: Conwy County Borough Council.

Rateable Value: £6,500 as at 01 April 2023.

EPC Rating: D.



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