



Greyhound Hotel

3 Garth Road, Builth Wells, Powys. LD2 3AR

Tenure: Freehold

Price: £550,000

Ref: 95688

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Two section lounge bar (50)
- Restaurant (72)
- Function room (60)
- 11 en suite letting bedrooms
- Covered beer garden and car parking
- Turnover £400,000 per annum net of VAT

Location

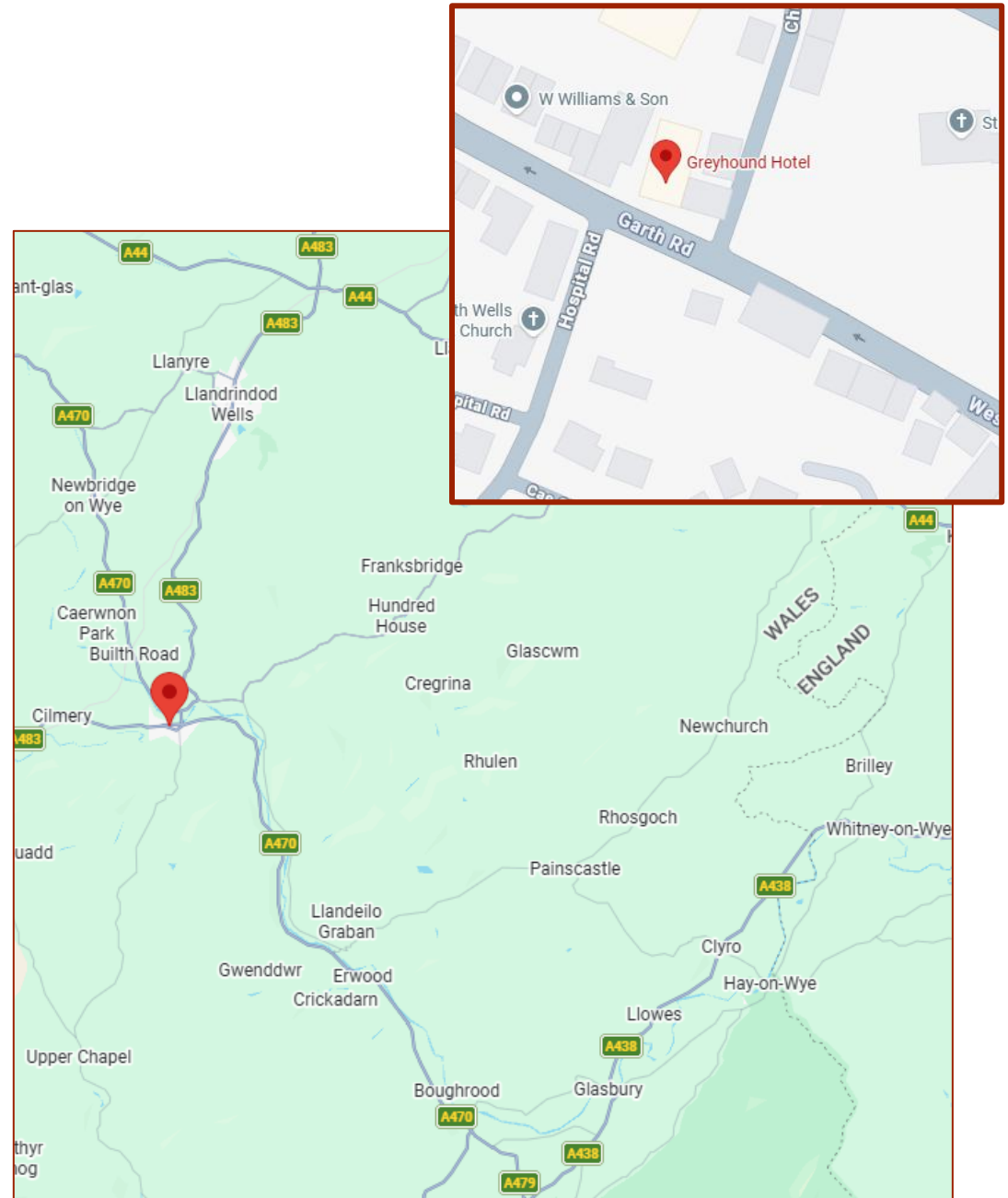
The Greyhound Hotel is an attractive Nineteenth Century property that stands at the centre of the busy market town of Builth Wells. The town of Builth acts as a commercial centre for a large surrounding area and is home to the Royal Welsh Showground which attracts thousands of visitors throughout the year for many events, the highlight being the Royal Welsh Show (Europe's largest agricultural show). However, there are a huge number of other events taking place at the ground which ensure a large number of visitors throughout the year.

The wider area has been popular with outdoor enthusiasts for many years, especially those pursuing walking, cycling, canoeing and fishing. Since our client's occupation at the premises it has built an enviable reputation for golf trips as part of 'Heart of Wales Golf Breaks' which has proved exceptionally popular and lucrative providing up to half of the accommodation income between the months of March and November.

The Property

The premises are constructed of stone under a pitch slate roof. It is a substantial building of approximately 8,500 squared feet. The property has been well presented and maintained during the current owners' hands. During their time they have established an extremely healthy level of trade.

The property offers a bar, restaurant and function facility in addition to the 11 quality en suite letting bedrooms. It must be viewed to be appreciated. It is briefly described as follows:



Trade Areas

GROUND FLOOR

Side RECEPTION AREA with hotel desk provides access to both bar and restaurant facilities, as well as staircase to the first-floor owners accommodation. There is also a further entrance vestibule to the front of the property which opens into the MAIN LOUNGE BAR. This is a well appointed and sizable room, arranged around a CENTRAQL BAR SERVERY which has counters on three sides and is a fulcrum of the trading area, thus being an open plan room being in two sections. One being a PUBLIC BAR with fixed and loose seating for 16/20 customers and a games area with a pool table and a dartboard. The other, more of a LOUNGE/CASUAL DINING AREA with fixed and loose seating for 30 customers. In a hallway adjacent to the reception area are LADIES' & GENTLEMEN'S TOILETS.

The RESTAURANT is located to the rear; it is part carpeted and part boarded floor and can seat up to 72 diners. Part of this restaurant carvery style self service area is hot food stations.

The CATERING KITCHEN is of good size, being split in three sections. The rooms are comprehensively equipped with full selections of stainless-steel catering effects and work surfaces, Altro nonslip flooring and either UPVC or stainless-steel panelled walls. In addition to the main catering area there is a PREPARATION ROOM and a WASH-UP AREA. Dry Store/Freezer Room adjacent.

FIRST FLOOR

Staircase access to FUNCTION ROOM about 13m x 9m with feature vaulted ceiling with tongue & groove panelling. There is a central wood sprung dance floor area, partially set into the bay window. The remainder of the room is carpeted. This room previously had its own SERVERY but is now going to be converted to a food dispensing area. The room has banqueting style tables and chairs for up to 60 customers.





BASEMENT

BEER CELLAR with delivery access from the front of the premises. There is a further STORE ROOM, as well as a lockable WINE/SPIRIT STORE.

Letting Accommodation

FIRST & SECOND FLOORS

11 EN SUITE LETTING BEDROOMS. Each room has full bedroom suite, TV and coffee making facilities, with either an EN SUITE BATHROOM or SHOWER ROOM. The rooms are arranged as follows:

- 101 - King/Twin (zip and link bed)
- 102 - Triple sized room
- 103 - Family Room with double and single beds
- 104 - King/Twin (zip and link bed)
- 105 - King/Twin (zip and link bed)
- 201 - Single sized room
- 202 - King/Twin (zip and link bed)
- 203 - King/Twin (zip and link bed)
- 204 - Single sized room
- 205 - King/Twin (zip and link bed)
- 206 - King/Twin (zip and link bed)

External

To the front and side of the property is a patioed and paved BEER GARDEN AREA, part of which is covered by a large ARBOR, which has pitch slate tiled roof. To the rear is a further COVERED SEATING AREA.

In addition there is a tarmacadamed CAR PARK with space for approximately 20 vehicles.

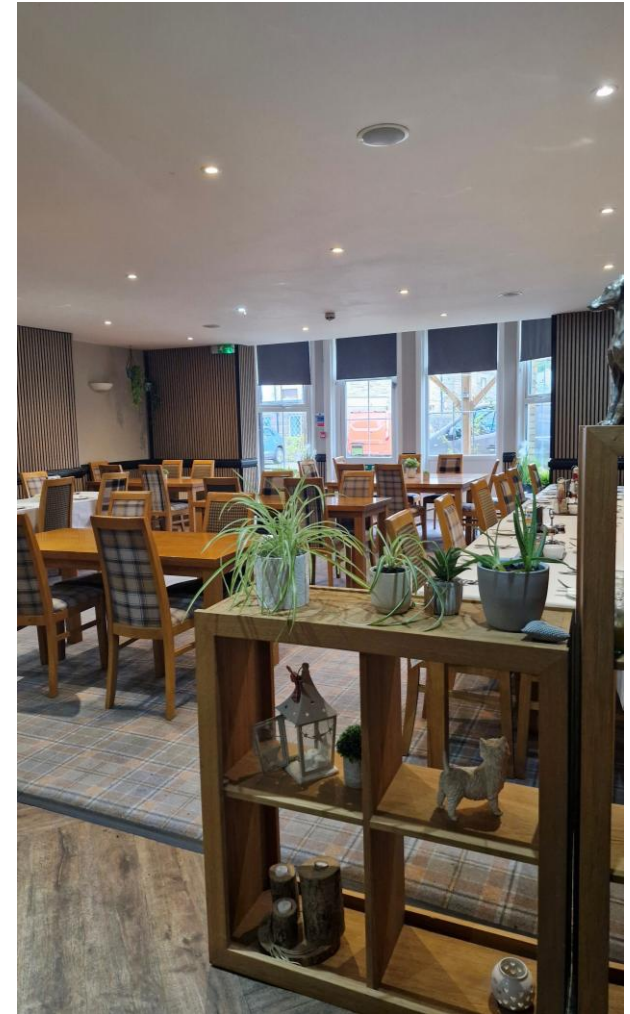
There is also an enclosed PRIVATE GARDEN AREA with OUTBUILDINGS.

The Business

As previously referred to the Greyhound Hotel has a very well-established level of trade with accounts for the year ended 31 March 2024 showing takings net of VAT of £398,117, achieving gross profits of 59%. We are advised that the trade is split 40% accommodation, 40% food and 20% from drinks.

The local trade includes a vast number of clubs and societies, including the Rotary Club, the Masons, Builth Wells Boys Choir and the Royal British Legion to name a few.

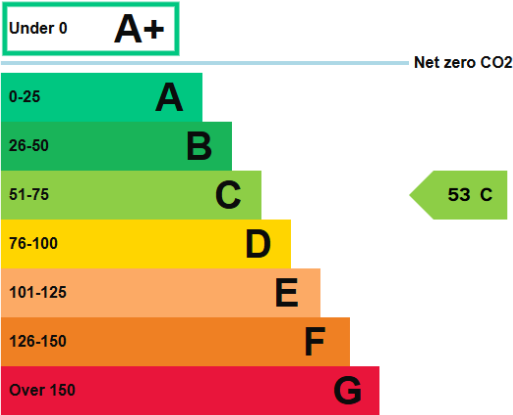
The hotel accommodation is popular with a large number of businesses in town, not just visiting the Royal Welsh Showground but also those seeking many of the other country pursuits that are available locally including fishing, hill walking and golf, with the “Heart of Wales Golf Breaks” principally using the Greyhound for its customers.





Energy rating and score

This property's energy rating is C.



EPC Reference: 0420-0938-9459-8104-3006

Tenure & Price

FREEHOLD £550,000 to include goodwill, 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.

Licences

A Premises Licence is held for the supply of alcohol to the public between the hours of midday until midnight seven days a week.

Services

All mains services are connected.

Gas fire heating (zoned)

9-camera CCTV security system

Rateable Value: £22,500 as at 1st April 2026

Local Authority: Powys County Council





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