



The Tall Trees Hotel

The Tall Trees Hotel, Tan Y Bryn Road, Amlwch, Anglesey, LL68 9TH

Tenure: Freehold

Price: £950,000

Ref: 96647

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Isle of Anglesey village of Amlwch
- Bar, restaurant and lounge
- Five beautifully appointed letting rooms
- Annexe and static home
- Owners' accommodation
- Extensively refurbished throughout

Location

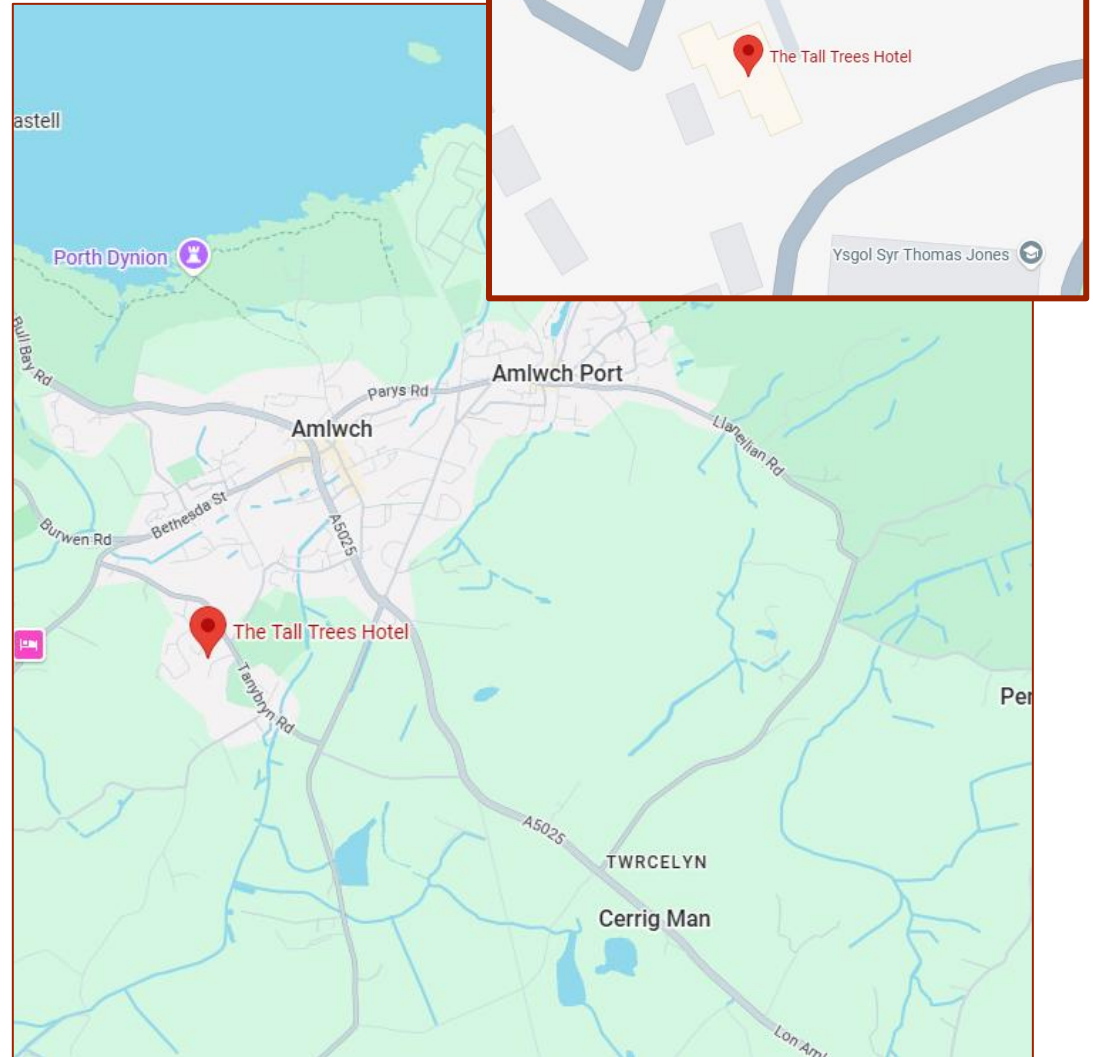
The Tall Trees Hotel is located on the northern coast of Anglesey, approximately 15 minutes' walk from the town of Amlwch and the Sail Loft Heritage Centre.

It is within easy reach of Bull Bay Golf Club and the historic Parys Mountain walking trails, and is the perfect base from which to explore Anglesey's five Blue Flag beaches, Beaumaris Castle, South Stack Lighthouse and Snowdonia National Park.

The property is located on Tan Y Bryn Road, just off the A5025 via Benllech, and can be accessed via Junction 8 of the A55 North Wales Expressway.

The Property

The property has been subject to huge investment and stylish modernisation and features a bar, restaurant, residents' lounge, five beautifully appointed letting rooms, an annexe, a static home, owners' accommodation and substantial grounds.



Trade Areas

GROUND FLOOR

Entrance leading to LOUNGE BAR with seating for 22 and room for 40 standing. Feature gold painted ceiling. Dual aspect RESIDENTS' LOUNGE with large bay windows and carpet flooring. The lounge has been stylishly decorated and furnished throughout and has sofa seating for 12, with room for more standing. BAR AREA incorporating an open plan KITCHEN which is fully equipped with kitchen appliances, wall and base units and a kitchen island. PANTRY offset. The RESTAURANT is well appointed throughout and has 24 covers, dual aspect windows and floral painted ceilings; it opens onto the front TRADE PATIO. GAMES ROOM with pool table, darts throw and seating for 10. TOILET BLOCK with five WCs and a communal wash area.

Letting Accommodation

FIRST FLOOR

Letting room 1 - Double with en suite shower room.

Letting room 2 - King Size Suite with master king size bed and secondary room with double bed. En suite bathroom with freestanding bath and walk-in shower.

Letting room 3 - King with en suite shower room.

Letting room 4 - Double with en suite shower room.

Letting room 5 - Double with en suite shower room.

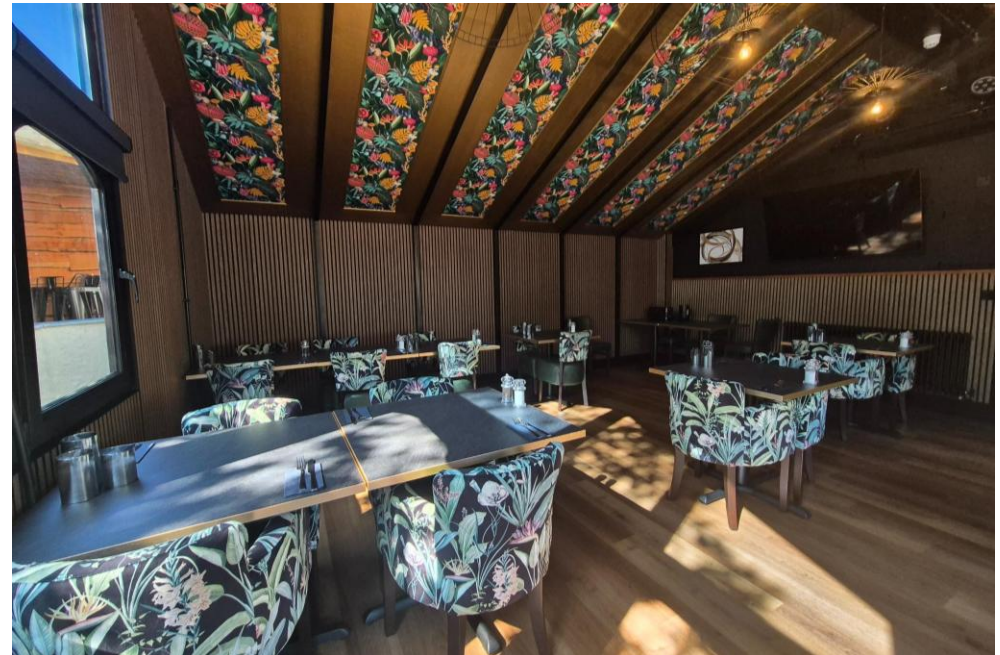
All letting rooms are individually styled to an exceptionally high standard with bold décor and luxurious furnishings.

ANNEXE

With king size bedroom/lounge with kitchenette, bath/shower room and private yard.

STATIC CARAVAN

With open-plan lounge and kitchen, double bedroom with WC, twin bedroom, shower room, storeroom/double bedroom. Private decking/garden area to the front and side of the caravan.



Owners' Accommodation

To the rear of the hotel is a WOOD CABIN with spacious, open-plan lounge and kitchen, super-king size bedroom and shower room. It has a sizeable private garden with a decking area.

External

Private driveway leading to beautifully appointed and landscaped GARDENS with a water feature, a pergola and ample seating throughout. Seating to the terrace and porch. A separate covered area with log burner, tables and chairs is particularly popular with customers.

CAR PARK for 18 vehicles. To the rear of the hotel is a pocket of land which is currently unused but offers potential for further development.

The Business

The Tall Trees Hotel is a newly renovated, four star, boutique hotel which has been operating since March 2026. Our client wishes to sell due to his other business interests; this is an exciting opportunity for a family or chef team to acquire a turnkey business.

The hotel offers the perfect base from which to explore Anglesey and has been hugely popular since opening with average occupancy levels at 90%. It could further benefit from contractors working on the new Wylfa Power Station. The hotel's bar and restaurant are open to the general public as well as residents and the venue hosts wedding receptions, private parties and events.

Subject to the necessary planning consents, the property offers scope for further development and reconfiguration with the possibility of offering the current owners' accommodation to the short term holiday market and introducing holiday pods on the parcel of land to the rear of the hotel.

Full trading information can be made available upon request and with the consent of our client.

www.thetalltrees.co.uk





Tenure & Price

FREEHOLD £950,000 to include goodwill, fixtures and fittings. All stock on site at the time of exchange/completion is included in the sale price.

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.

Services

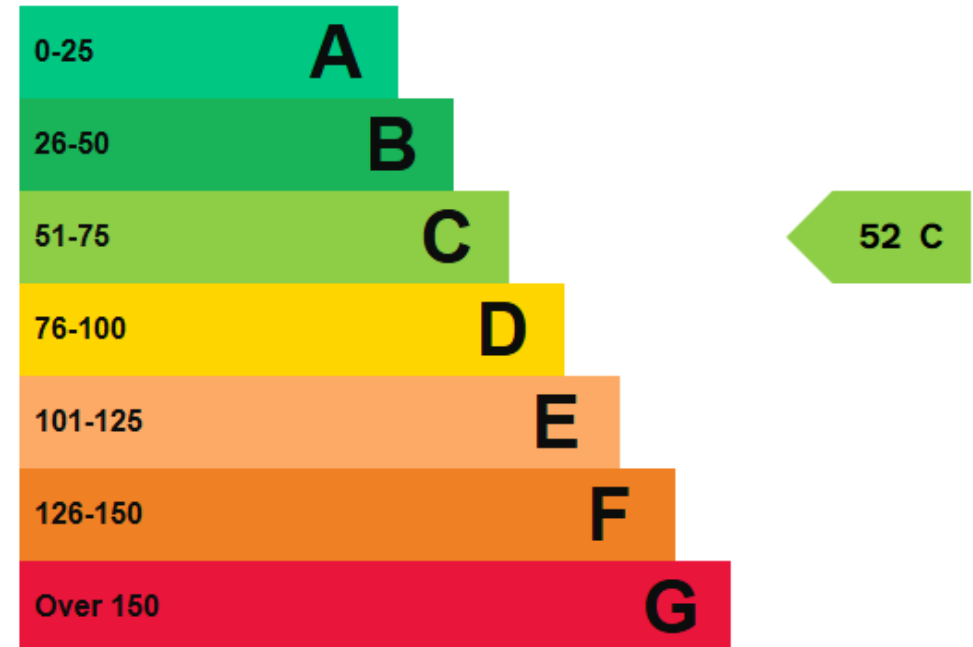
All mains services are connected.

Rateable Value: £6,300 as at 01 April 2026.

The business is subject to Small Business Rate Relief.

Local Authority: Isle of Anglesey Council.

Land Transaction Tax (LTT) Multiple Dwellings Relief (MDR) may be applicable – please visit www.gov.wales/land-transaction-tax





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