



The Promenâd

9 Mostyn Crescent, Llandudno LL30 1AR

Virtual Freehold £590,000

- Seaside town of Llandudno
- Seafront location
- Central promenade position
- Eleven en suite letting bedrooms
- Dining room (18)
- Two bedroom owners accommodation

Ref: 95463

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LOCATION

Known as the Queen of the Welsh resorts, Llandudno is the largest seaside resort town in Wales. It is best known for its long promenade overlooking a row of pastel coloured Victorian buildings, its two popular beaches (North Shore and West Shore), Great Orme and Little Orme, its famous Victorian pier and Venue Cymru. The town has plenty of visitor attractions including fairground rides, arcades, cafés, bars and many retail outlets. It is easily accessed via the A470 which connects to other North Wales towns via the A55 North Wales Expressway, whilst the A5 links to Snowdonia National Park. Llandudno has an excellent public transport system which includes Llandudno Station and Junction Station. The latter is one of the busiest stations in North Wales, being on the North Wales Coast Line with rail services running to both the North West and Holyhead.

The Promenâd Hotel is a five storey building that holds a mid-terrace position amongst other hotels and guest houses. The property is Grade II listed, sits in a Conservation Area and had the front external painted in 2023.

TRADE AREAS/LETTING ACCOMMODATION

GROUND FLOOR

MAIN RECEPTION leading to check-in desk and sofa seating. RESTAURANT to the left-hand side which offers 18 covers and has wooden floors. This trade area is well-appointed throughout and offers sea views. There is also a warm and inviting COMMUNAL LOUNGE with TVs and sofa seating for 8.

Well-equipped TRADE KITCHEN with vinyl flooring, new catering equipment and effects and multiple WASH and PREP AREAS.

FIRST FLOOR

LETTING ROOMS 1 & 2: both DOUBLE EN SUITES with garden views.

LETTING ROOM 3: TWIN EN SUITE with sea views.

LETTING ROOM 4: Large KING EN SUITE with bay windows offering sea views.

SECOND FLOOR

LETTING ROOM 5: TWIN EN SUITE with mountain views.

LETTING ROOM 7: DOUBLE EN SUITE with sea views.

LETTING ROOM 8: Large KING EN SUITE with sea views.

(Note: LETTING ROOM 6 is currently used for storage but could be utilised as a DOUBLE EN SUITE).

THIRD FLOOR

LETTING ROOM 9: TWIN EN SUITE with mountain views.

LETTING ROOM 10: DOUBLE EN SUITE with mountain views.

LETTING ROOM 11: DOUBLE EN SUITE with sea views.

LETTING ROOM 12: FAMILY EN SUITE with double and single beds and sea views.

OWNERS ACCOMMODATION

LOWER GROUND FLOOR

This floor offers spacious and well appointed OWNERS ACCOMODATION with a private entrance. The accommodation comprises an open plan LOUNGE/DINING AREA (with French doors leading to a private garden), a MASTER BEDROOM, a DOUBLE BEDROOM, a KITCHEN, a BATHROOM, a STOREROOM and a BOILER ROOM.

EXTERNAL

Beautifully presented private GARDEN to the rear of the building, over split levels and featuring a decked and grassed area, a pergola and a shed. There is a residents' OUTDOOR AREA (seating 8) to the front of the building which offers sea views.

THE BUSINESS

The Promenâd is an established four star B & B in the heart of Llandudno. It is within walking distance of the town's main attractions and boasts excellent reviews on websites such as Tripadvisor, Hotels Wales, Booking.com and Expedia. It also features on the Visit Wales website. The Promenâd has an excellent reputation and sees much repeat trade. The business offers the perfect work/life balance with spacious owners accommodation just a stone's throw away from Llandudno's beach.

Our client advises that net sales for the year ended March 2024 are in the region of £100,000. Accounts can be made available on request following a formal viewing. Website: www.promenad.co.uk

LICENCE

A Premises Licence is held for the retail of alcohol.

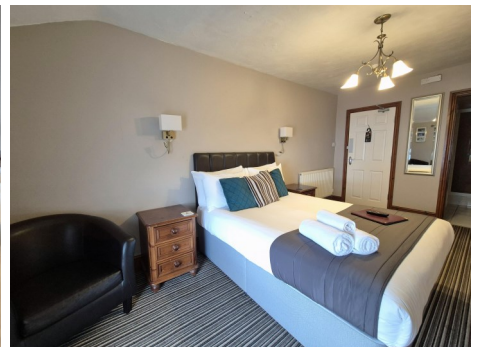
SERVICES

All mains services are connected.

Local Authority: Conwy Borough Council, Bodlondeb
Council Offices, Bangor Road, Conwy LL32 8DU

Rateable value as at 01 April 2023 to present: £8,800

Council Tax for private accommodation: Band D

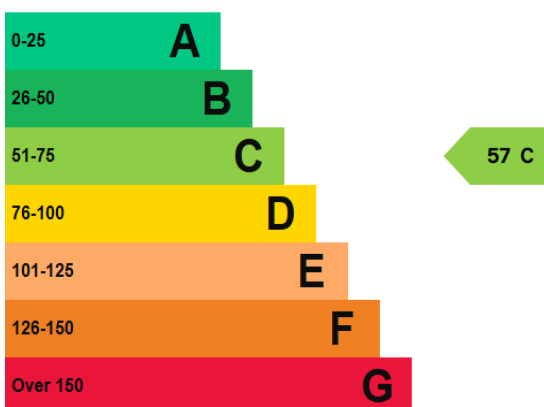
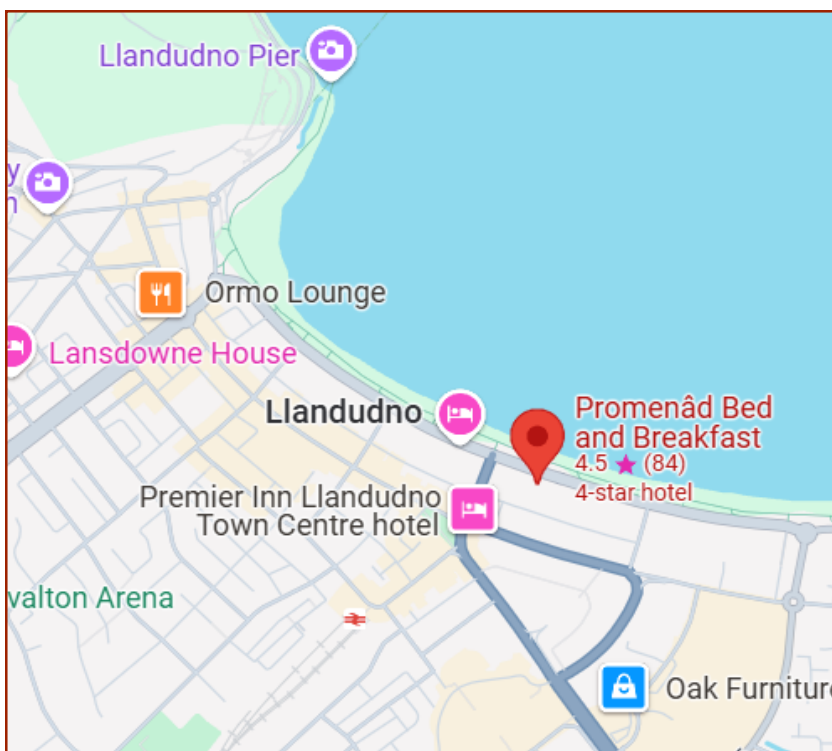


TENURE & PRICE

VIRTUAL FREEHOLD £590,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The Promenâd is held on a 999 year lease commencing 25th December 1905 with a ground rent of £10 per annum.

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



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

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EPC Reference: 9220-3951-0468-7940-8070

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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