



Bae Abermaw Hotel

Panorama Road, Barmouth, Gwynedd, LL42 1DQ

- Country house hotel in large grounds
- Outstanding coastal views in busy seaside resort
- 14 en suite letting bedrooms
- Restaurant, lounge bar & function room
- 3 bedroom owners accommodation
- Huge potential to increase trade

Freehold | £750,000



LOCATION

The Bae Abermawr Hotel commands an elevated position on the outskirts of Barmouth with outstanding views of the Estuary and Barmouth Bay. The country house hotel and restaurant is set within approximately three acres and is a proud stone constructed property offering extensive trading areas including restaurant, lounge bar, function room and 14 en suite letting bedrooms. In addition there is three bedroom owners accommodation along with ample parking and gardens. It is a short walk to the centre of Barmouth and has a huge number of attractions in the surrounding area including sandy beaches, game and coarse fishing, pony trekking along with several championship golf courses.

Barmouth sits in the County of Gwynedd in North Western Wales on the Estuary of the River Mawddach into Cardigan Bay. The town first developed around the ship building industry but it is now well known as a busy seaside resort that attracts a large number of visitors and tourists throughout the year.

TRADE AREAS

Main Entrance leading into entrance foyer with tiled and stripped wood floor reception desk. LOUNGE with stripped floor throughout, feature fireplace. Served by modern stainless steel and slate construction. Mixture of contemporary chairs and tables for approximately 24 with ample room for more standing. LADIES TOILET off.

DINING ROOM with stripped wood floor, part exposed stone walls, feature fireplaces (not in use) dining chairs and tables for 24. French doors to front garden.

FUNCTION ROOM to the rear of the property. A room of excellent proportion having section being part conservatory having outstanding views across the grounds. Served. The room could accommodate up to 80 customers seated comfortably and more standing.

At lower ground floor is the SECOND LOUNGE having tiled flooring throughout and feature fireplace. Seating for approximately 20 with ample room for more. Direct access to trade garden. GENTLEMEN'S TOILETS off.

CATERING KITCHEN of excellent size having non slip flooring throughout, stainless steel extraction hood, a good selection of commercial catering effects and equipment leading into PREP/WASH-UP AREA off. OFFICE.

OWNERS ACCOMMODATION

At first floor level is the owners accommodation providing OPEN PLAN KITCHEN/LIVING ROOM. FAMILY BATHROOM, THREE BEDROOMS.

LETTING ACCOMMODATION

On first and second floor are 14 EN SUITE LETTING BEDROOMS, providing ten double/twin, two suites and two family rooms. LAUNDRY CUPBOARD.

EXTERNAL

One of the outstanding features of the property are the large grounds within which the proud property stands which we are advised run to nearly three acres (not measured). They offer TERRACED GARDEN to the front, side and rear of the property all enjoying outstanding views of the estuary and Cardigan Bay. It also enjoys a small WOODED AREA towards the rear of the site and large CAR PARK.

THE BUSINESS

The business trades primarily as a hotel with the vast majority of its income derived from the letting bedrooms. It offers lounge bar, restaurant and function room but these are not used at anything close to their potential and provide huge scope for new owners to develop the business.

Our clients accounts for the financial year ending 28 February 2019 show sales exclusive of VAT of £258,588. Under our clients ownership the business has always been run under management. He is confident owner operators would be able to put their own stamp on the business and considerably increase the current trade and profitably.



TENURE & PRICE

FREEHOLD £750,000 to include fixtures, fittings and goodwill. 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

A Premises Licence is held for the supply of alcohol between the hours of 11.00 am and 11.00 pm Monday to Saturday and 12 noon until 10.30 pm on Sundays.

SERVICES

All mains services are connected.



More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

71

This is how energy efficient the building is.

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