



Highcliffe Hotel

Aberporth, Cardigan, Cardiganshire SA43 2DA

Tenure: Freehold

Price: £485,000

Ref: 93256

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Cardigan Bay coastal village hotel with sea views
- Lounge bar (28) and restaurant (30)
- Eight en suite letting bedrooms
- One staff bedroom
- Option to create owners' suite
- Gardens and car parking

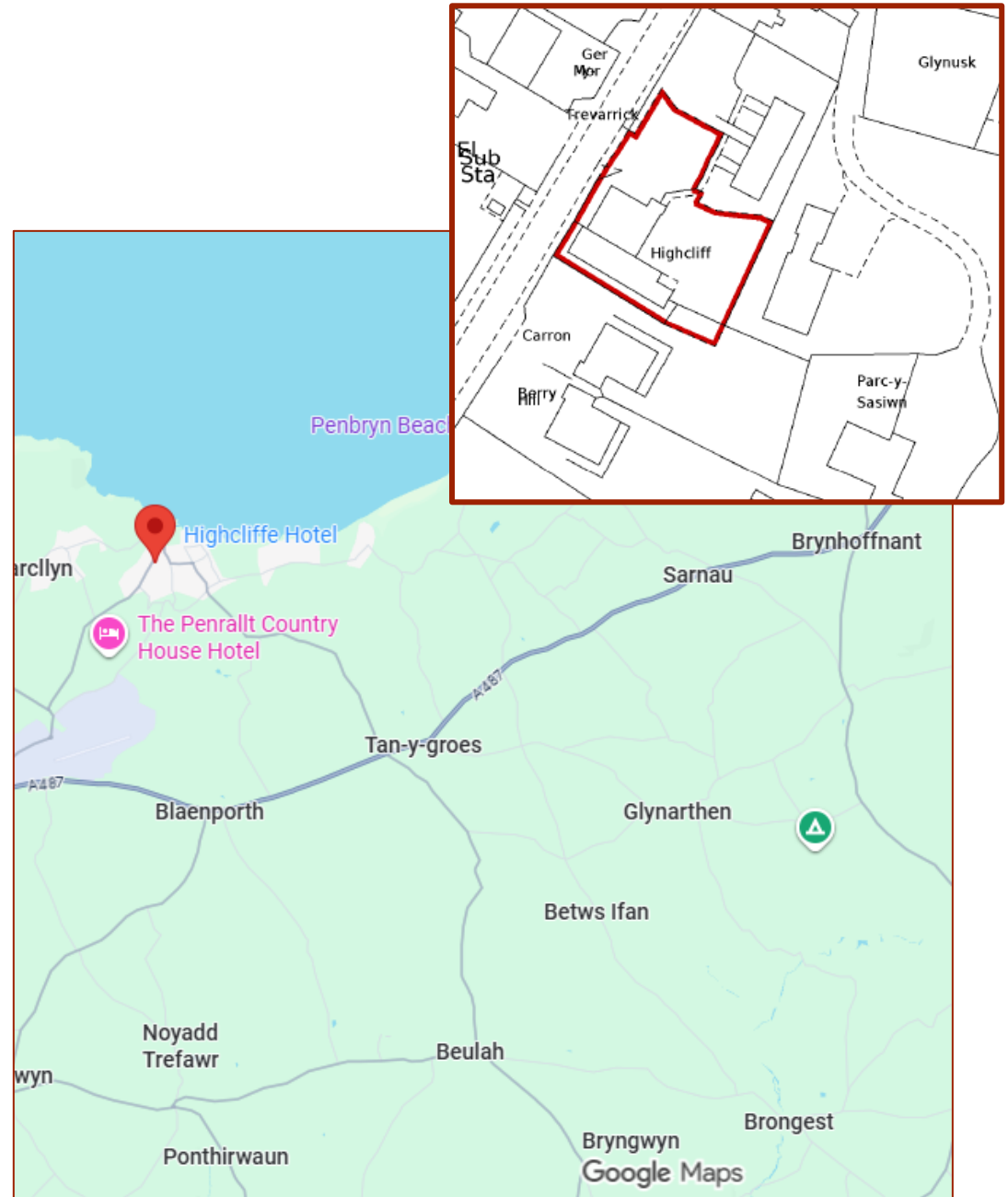
Location

Aberporth is in a fashionable coastal village overlooking Cardigan Bay in south Cardiganshire, on the main A487 Aberystwyth to Cardigan coastal road with the county town of Cardigan being approximately seven miles distant.

This is an area which has been increasingly popular over recent years, with people recently discovering the Cardiganshire coastal line which had previously been one of the UK's best kept secrets. There is a wealth of period interest and activities for the visitor including sandy beaches, Cambrian mountain range, River Teifi, the numerous coastal harbours as well as all the normal outward bound pursuits including fishing, riding, golf, biking and of course the Cardiganshire coastal path. Less than 5 minutes walk to the beach.

The Property

The Highcliffe Hotel is a stunning elevated Georgian building dating back to 1820 when it had been in ship owner's residency. It is a three storey premises and is one of the town's most prominent and renowned landmarks. Its western facing rooms command views over the sea. The property has been considerably improved and refurbished throughout during our clients nine years of ownership. The property is briefly described as follows:-





The Business

Our clients have now owned this business for ten years having acquired it in 2016. At that time, it had been in the same family hands for nearly 30 years and the property required complete refurbishment. Our clients have carried out these improvements throughout their period of ownership, and the business now enjoys an excellent level of trade.

The property is currently operated as a highly convenient, self-service hotel, offering guests flexible access through secure PIN-code entry and an efficient, low-overhead model. This property offers significant scope for expansion into a more traditional full-service hotel, with the potential to reintroduce cooked breakfasts, Sunday lunches, a restaurant and bar.

Prospective purchasers may consider that the introduction of evening dining for both residents and external customers would of course enhance turnover and profits further still.



Trade Areas

RECEPTION AREA with reception desk and OFFICE area behind. BREAKFAST ROOM—A light and airy room with boarded effect floor and dark stained dining chairs to refectory tables currently, currently arranged with sofa seating for 24 customers but could seat up to 30 if utilised as a restaurant. Good sized CATERING KITCHEN with tiled floor, fully UPVC panelled walls with a comprehensive selection of stainless-steel catering effects and work surfaces.

LOUNGE BAR having character beamed ceiling and feature bay window which commands views over the sea. L shaped BAR SERVERY with panelled front. This area can seat up to 28 or so customers. Adjacent on-level CELLAR. LADIES & GENTLEMENS TOILETS in inner hallway.

Owners' Accommodation

GROUND FLOOR

MAIN ROOM (about 7m x 6m) currently utilised as an office. Feature bay window with sea view, stunning fireplace with marble mantel and mosaic tiled back fitting. Adjacent SECOND ROOM (about 5m x 4m). Our clients have considered converting this area into a self contained OWNERS SUITE.

SECOND FLOOR

Spacious BEDROOM (double) with its own designated BATHROOM adjacent.





Letting Accommodation

In total there are 8 LETTING BEDROOMS, all well appointed with coffee making facilities, television and en suite facilities.

FIRST FLOOR

Sunset Shores (double) with partial sea views.

Sea Breeze (king size) with a glimpse of the sea.

Sandy Bay (double) with views over Aberporth village.

Golden Sands (deluxe king size or twin) having fantastic sea views.

Beach Comber (double).

Waters Edge (deluxe king size or twin) with seating area and partial sea views.

SECOND FLOOR

Cliff Tops (double/twin) with views of the beach.

Ocean View (double or twin) having excellent view of the ocean.



External

To the front of the property there is a FORECOURT area which is enclosed by cast iron railings and is convenient for the lounge bar. To the rear there is a larger sloping GARDEN. Upper TERRACE/PATIO utilised as an outdoor seating area. Tarmacadamed CAR PARK to the side of the property with space for 12 vehicles.

Tenure & Price

FREEHOLD £485,000 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

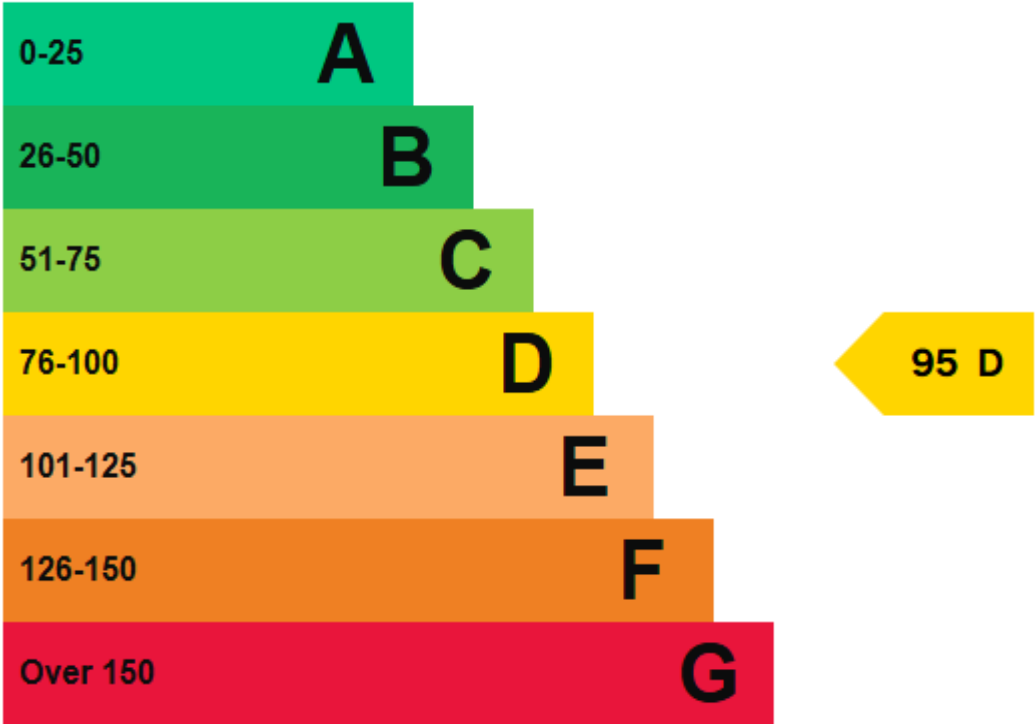
A Premises Licence is held.

Services

Mains electricity, water and drainage are connected. Gas for cooking. Oil fired central heating.

Rateable Value: £9,000

Local Authority: Ceredigion County Council





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