



Sea View Guest House

Beach Road, Benllech, Tyn-y-Gongl, Anglesey, LL74 8QE

Freehold £760,000

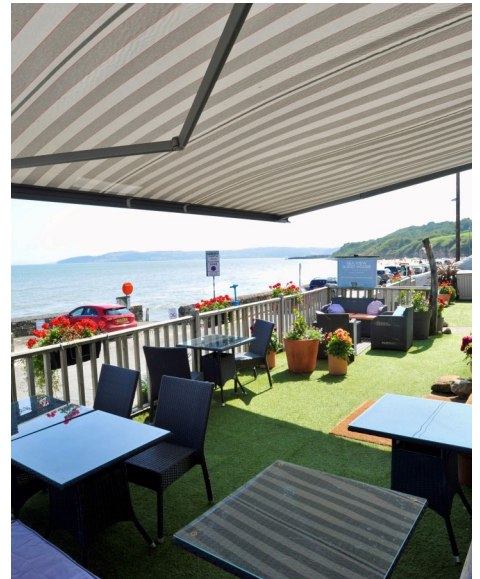
- Isle of Anglesey coastal village
- Victorian beachfront property
- Five guest rooms
- Two bedroom, self-contained chalet
- Restaurant/conservatory (26)
- Rare and exciting opportunity

Ref: 93892

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LOCATION

Benllech is a small coastal town on the Isle of Anglesey and one of the most visited and popular beach holiday destinations in North Wales. Benllech beach features fine golden sands and clear blue waters whilst the town itself offers a range of public houses, hotels and camping and caravan sites, as well as local amenities including schools, supermarkets and leisure facilities. Sea View Guest House is also right on the 'Anglesey Walking Path' which attracts a lot of walking companies. The town is within easy reach of the island's notable tourist attractions including Red Wharf Bay, Beaumaris Castle, South Stack Lighthouse, the Port of Holyhead and Snowdonia National Park. Benllech lies on the A5025, approximately 8 miles from both the Menai Bridge and the Britannia Bridge which provide links to Caernarfon and Bangor.

The town is situated on the Wales Coast Path and a good public transport system operates across the Isle of Anglesey and mainland North Wales.

This Victorian era property is over two storeys to the main and of local stone construction under a pitched slate roof. It has a separate, two bedroom, self-contained chalet. The property is briefly described as follows:

TRADE AREAS

Entrance via the CONSERVATORY area which offers beach views with comfy sofa seating for eight and stripped wood flooring. RESTAURANT which is decorated and furnished to a very good standard with carpeted floors, loose seating for 18, exposed brickwork to walls, log burner, breakfast bar and honesty bar. UNISEX WC.

OWNERS ACCOMMODATION

Located on the ground floor and comprising a FITTED KITCHEN with wall and base units, fully equipped with kitchen appliances and having tiled flooring, PREPARATION and WASH AREAS and separate UTILITY ROOM. OFFICE. BATHROOM with bath. Cosy LOUNGE with open fire offering beach views. DOUBLE BEDROOM.

LETTING ACCOMMODATION

First floor:

ROOM 1: Front DOUBLE BEDROOM with EN SUITE and beach views.

ROOM 2: Front DOUBLE BEDROOM with EN SUITE and beach views.

ROOM 3: FAMILY ROOM with EN SUITE and sea views.

ROOM 4: DOUBLE ROOM with separate private BATHROOM and no sea views.

ROOM 5: Self-contained, ground floor, DOUBLE DELUXE EN SUITE with beach views, leading directly onto a terrace.

All letting rooms have been well invested in and renovated to a high standard. All of the rooms have televisions, free wifi and tea and coffee making facilities; four offer amazing beach views.

CHALET

A self-contained unit with an open plan LOUNGE/KITCHEN and DINING AREA. One DOUBLE and one TWIN BEDROOM. Separate BATHROOM which is fully equipped. The chalet benefits from a television, free wifi and an artificial turf/decked area to the front offering stunning sea views.

EXTERNAL

To the front is the beautifully presented, split level terrace area with awning and artificial turf. It offers comfortable bench and garden furniture to seat 30 and enjoys 180 degree beach views.

On the first floor is a beautifully presented, split level PRIVATE OWNER'S GARDEN with sheltered decking area with garden furniture and landscaped gardens and borders. There is a second raised, decked area to the rear of the garden. Wooden OUTBUILDING currently used as the owner's art gallery. TWO SHEDS and a small GREENHOUSE. Stream running adjacent to property.

THE BUSINESS

Sea View Guest House has been operated by our client for over eleven years and is now an established guest house/B&B with a great reputation and much repeat business. It trades as a guest house offering bed and breakfast only with high occupancy levels and room tariffs ranging from £85—£130 per night.

There is potential for expansion by opening the restaurant to the general public throughout the day (this has previously proved highly successful because there is little competition in the immediate area) and the bar could also be opened to the public. As an alternative, there is potential to convert the property from a guest house/B&B to a self-contained residential unit or a set of self-contained holiday apartments (subject to planning permission) to meet the demand for short-term holiday lets. This is an exciting and rare opportunity to acquire a stunning beachfront property in one of Anglesey's most visited and sought-after areas.



TENURE & PRICE

FREEHOLD £760,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

Alternatively, the business can be sold by way of the sale of shares in a Limited Company.

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

Viewing strictly by appointment only.

LICENCE

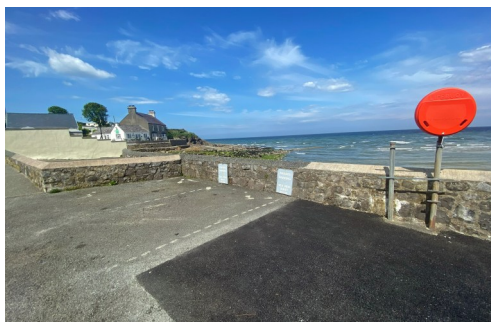
A full Premises Licence is held for the retail of alcohol.

Rateable Value: £9,000 as of 9 November 2023.
The business is subject to Small Business Rate Relief.

SERVICES

All mains services are connected.

Local Authority: Isle of Anglesey County Council,
Council Offices, Llangefni, Anglesey LL77 7TW



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

BUSINESS MORTGAGES

01834 849795

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

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons

EPC Reference: 9920-8220-4009-0679- 0206

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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