



## Christleton House

15 Llewelyn Avenue, Llandudno LL30 2ER

Freehold £460,000

- Victorian seaside town of Llandudno
- Four star guest house
- Six en suite letting bedrooms
- Communal lounge and dining room
- Gardens and car park
- Net sales for year ending April 2024 £61,327

Ref: 94590

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**SP** Sidney  
Phillips



## LOCATION

Christleton House is located on Llewelyn Avenue in the heart of Llandudno, just a short walk from its two beautiful beaches and array of traditional shops, bars and restaurants. Llandudno is a Victorian seaside resort famous for its architecture, pastel coloured seafront guest houses, Grade II listed pier, which stretches over some 700 metres, stunning scenery and multiple tourist attractions including the Great Orme, the Alice in Wonderland Trail and the Llandudno Cable Car. Llandudno also offers the perfect base from which to explore Snowdonia National Park and the North Wales coast. The town is served by junctions 19 and 20 of the A55 North Wales Expressway via the A470 (The Royal Welsh Way) with Llandudno Junction Station offering rail links to Chester and destinations across North Wales.

The property holds an end terrace position and is a Victoria era property set over four storeys, of brick construction and cream painted render under a pitched slate roof. The property briefly comprises:

## OWNERS ACCOMMODATION

**Basement:** featuring DOUBLE BEDROOM, BATHROOM with bath, tiled walls and flooring, spacious LOUNGE leading to private GARDEN AREA (which is split level with well maintained borders and SHED), small LOUNGE offset from the main lounge, CATERING KITCHEN with vinyl flooring, central PREP AREA, a good selection of catering equipment and effects, refrigeration units and separate WASH and PREP ROOM.

## LETTING ACCOMMODATION

### GROUND FLOOR:

RECEPTION HALLWAY with carpeted floors, check-in area and stairway leading to first and second floors. GUEST LOUNGE with carpeted floors, feature fireplace, sofa seating for 6; well appointed and decorated throughout. COMMUNAL BREAKFAST ROOM with seating for 12 with loose dining table and chairs, carpeted floors, dual aspect bay windows and breakfast station.

LETTING ROOM 6: DOUBLE BEDROOM with en suite

### FIRST FLOOR:

LETTING ROOM 1: DOUBLE BEDROOM with EN SUITE BATHROOM with shower cubicle

LETTING ROOM 2: SUPERIOR DOUBLE BEDROOM, dual aspect windows, EN SUITE BATHROOM with walk-in shower

LETTING ROOM 3: DOUBLE BEDROOM with EN SUITE

### SECOND FLOOR:

LETTING ROOM 4: FAMILY SUITE with carpeted LOUNGE, BATHROOM offset with shower cubicle, BEDROOM with double and single bed

LETTING ROOM 5: DOUBLE BEDROOM with EN SUITE

All bedrooms are individually styled and decorated to a high standard. All offer EN SUITE facilities, mini fridges, flatscreen TVs, tea and coffee making facilities and free Wi-Fi.

## EXTERNAL

Tiled flooring leading to main ENTRANCE with patio area either side which is well appointed and presented and offers seating for 4.

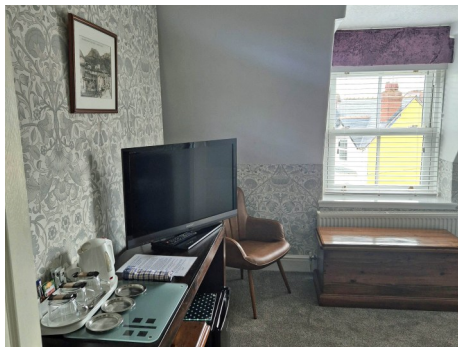
Private CAR PARK to the side of the property to accommodate 4 vehicles.

## THE BUSINESS

Christleton House is a 4\* guest house which boasts an excellent reputation: it has a 5\* rating on Trip Advisor, a 9.6 rating on Booking.com and has been voted the best 4\* Victorian guesthouse in North Wales. The business provides superb quality, luxury accommodation and is ideally placed within walking distance of Llandudno's main tourist attractions.

Room tariffs range from £90 to £130 per night for bed and breakfast with seasonal occupancy levels being at 95% (63% for the overall year (business closed January and February)). Net sales for the year ending April 2024 are £61,327. Currently only 5 letting bedrooms are being operated so there is potential to achieve an additional £10,000 - £12,000 per annum with the marketing of the 6th letting bedroom.

Business website: **[www.christletonhouse.co.uk](http://www.christletonhouse.co.uk)**



## TENURE & PRICE

**FREEHOLD £460,000** to include goodwill and 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.

## LICENCE

No Premises Licence is held.

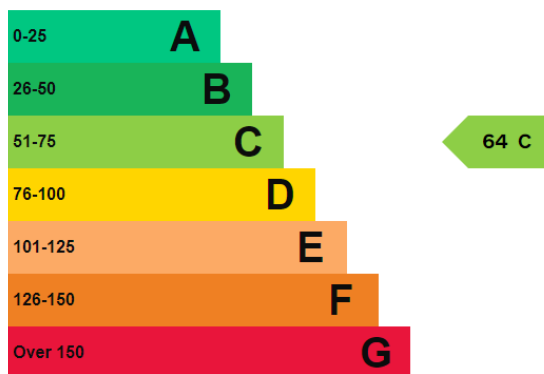
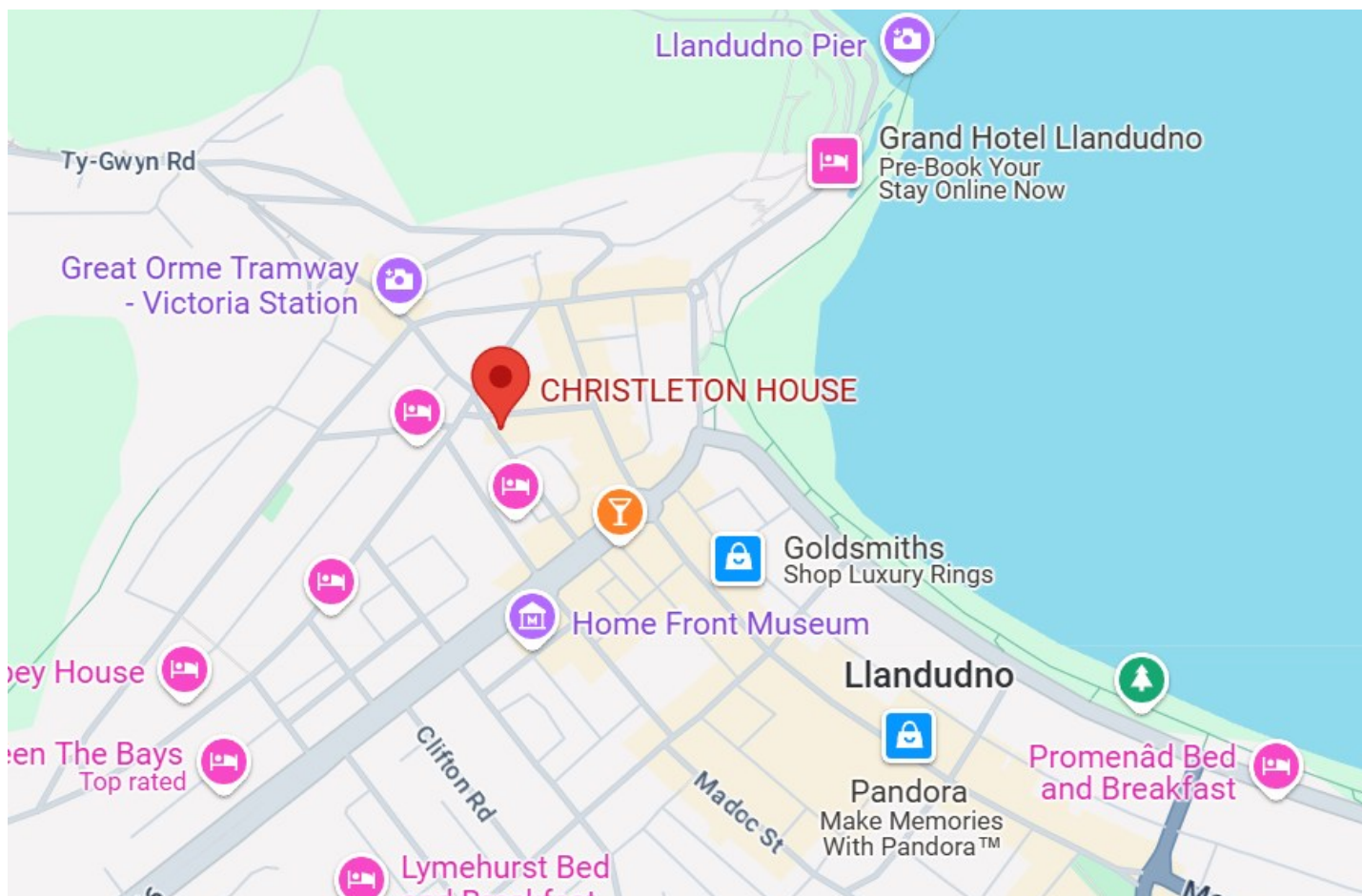
## SERVICES

All mains services are connected.  
The property benefits from CCTV.

**Local Authority:** Conwy Borough Council

**Rateable Value as at 01 April 2023:** £4,350

The business is subject to Small Business Rate Relief



## 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: 4746-6631-3796-1070-4378

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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