



The Shelbourne

13 Mostyn Crescent, Llandudno, Conwy LL30 1AR

Virtual Freehold £749,950

- Prime promenade location in Llandudno
- 16 ensuite letting rooms
- Private car park at the rear of the property
- Lift to all floors
- 2 bed owners' accommodation
- Well established with strong and growing financial performance

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LOCATION

The Shelbourne is located in a prime seaside location on Mostyn Crescent, Llandudno and is within easy reach of its famous sandy beaches, pier, Great Orme and Little Orme, Venue Cymru and a host of retail and hospitality outlets. The town has remained largely unchanged for over a century and boasts an elegant promenade, pastel-coloured hotels and impeccably authentic seafront architecture from the Victorian era. Each May Day bank holiday, Llandudno has a three-day Victorian Carnival and Mostyn Street becomes a funfair. Llandudno offers an array of shops, hospitality venues and entertainment whilst retaining the quality of a tranquil seaside resort.

Junction 19 of the A55 North Wales Expressway serves the town via the A470, with the A5 providing links to Snowdonia National Park.

The property holds an end terrace position and is set over five storeys. It is a Victorian era property with a sizeable carpark and lift access to each floor. The property briefly comprises:

TRADE AREAS

GROUND FLOOR:

Main ENTRANCE/SITTING ROOM with seating and rear access to COURTYARD and CAR PARK. The room features a fireplace with log burner which creates a warm and cosy atmosphere. BAR/RESTAURANT AREA with bar servery and a well-equipped back bar with PREP AREA behind. The restaurant offers seating for 22 with dual aspect windows offering stunning sea and promenade views.

LOWER GROUND FLOOR:

OFFICE/LOUNGE with access to the front of the property. LAUNDRY ROOM/STORAGE. Multiple STORE CUPBOARDS. TRADE KITCHEN which is well equipped with quarry tile flooring, tiled walls and a good selection of catering equipment and effects and multiple wash and prep areas. PREP ROOM offset. BOILER ROOM/LAUNDRY. Private enclosed COURTYARD.

LETTING ACCOMMODATION

16 EN SUITE LETTING ROOMS which includes budget double, standard doubles, suites, sea view, partial sea view and mountain view rooms which are well appointed throughout and offer TV, wifi and tea and coffee making facilities. Lift access to all letting rooms.

GROUND FLOOR:

LETTING ROOM 2 (TWIN)

LETTING ROOM 3 (DOUBLE)

LETTING ROOM 7 (SUPER KING/TWIN SUITE with walk-in wardrobe, SITTING ROOM and large bay window offering sea views)

To the ground floor of the coach house is a SINGLE BEDROOM with EN SUITE

FIRST FLOOR:

LETTING ROOM 4 (DOUBLE)

LETTING ROOM 5 (SUPERKING/TWIN with partial sea view)

LETTING ROOM 6 (KING with sea and promenade views)

LETTING ROOM 8 (MASTER TWIN/SUPERKING with bay window offering sea views)

SECOND FLOOR:

LETTING ROOM 9 (DOUBLE with mountain view)

LETTING ROOM 10 (SUPERKING/TWIN with partial sea view/mountain view)

LETTING ROOM 11 (SUPERKING OR TWIN with dual aspect sea view and promenade view)

LETTING ROOM 12 (SUPERKING/TWIN with sea view)

THIRD FLOOR:

LETTING ROOM 14 (DOUBLE with mountain view)

LETTING ROOM 15 (SUPERKING/TWIN with sea view/mountain view)

LETTING ROOM 16 (SINGLE with sea view)

LETTING ROOM 18 (KING SUITE with dual aspect sea and promenade views)

OWNERS ACCOMMODATION

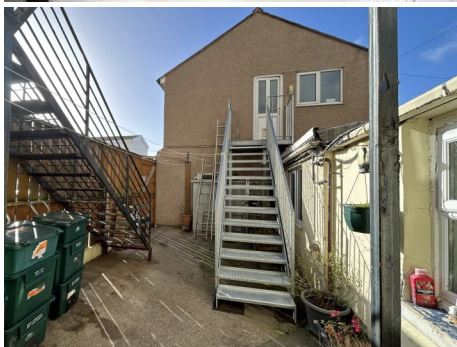
Former coach house to the rear of the building at first floor, comprising: LOUNGE, 2 DOUBLE BEDROOMS, BATHROOM and KITCHEN. Large STOREROOM and single STOREROOM.

EXTERNAL

To the front of the building is a patio area with seating, landscaped GARDEN with slate chippings, stairs and ramp leading to reception. To the rear of the property is a PATIO AREA with seating, leading to a CAR PARK which accommodates 11 vehicles.

THE BUSINESS

The Shelbourne is a 4* hotel located in a stunning promenade position offering panoramic sea views. The business has an excellent reputation and enjoys much repeat trade, having links to golfing and international travel companies as well as small coach groups. The business has its own website shelbournehotel.co.uk and social media presence with excellent reviews on portals such as Booking.com, Expedia and Hotels.com. We are advised that occupancy levels are in the region of 80% in season with room tariffs ranging from £80 to £175 per night. There is scope to grow the business by opening all year round and opening what is currently the residents' bar to the public and offering a lunch and evening meal menu, in addition to introducing seating to the front of the property to take advantage of its prime location on the promenade. Predicted Net sales for the year ended March 2026 are set to be in excess of £200,000. Full accounts available upon request following a formal viewing. Please note that the heating and hot water system was fully replaced in 2020. In addition, a new fire alarm system was installed in 2020.



TENURE & PRICE

VIRTUAL FREEHOLD £749,950 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The Shelbourne is held on a 999 year lease from 25th December 1945 with a ground rent of £16 per annum.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

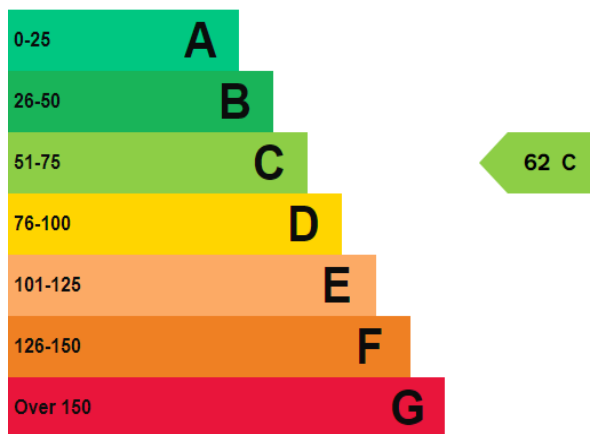
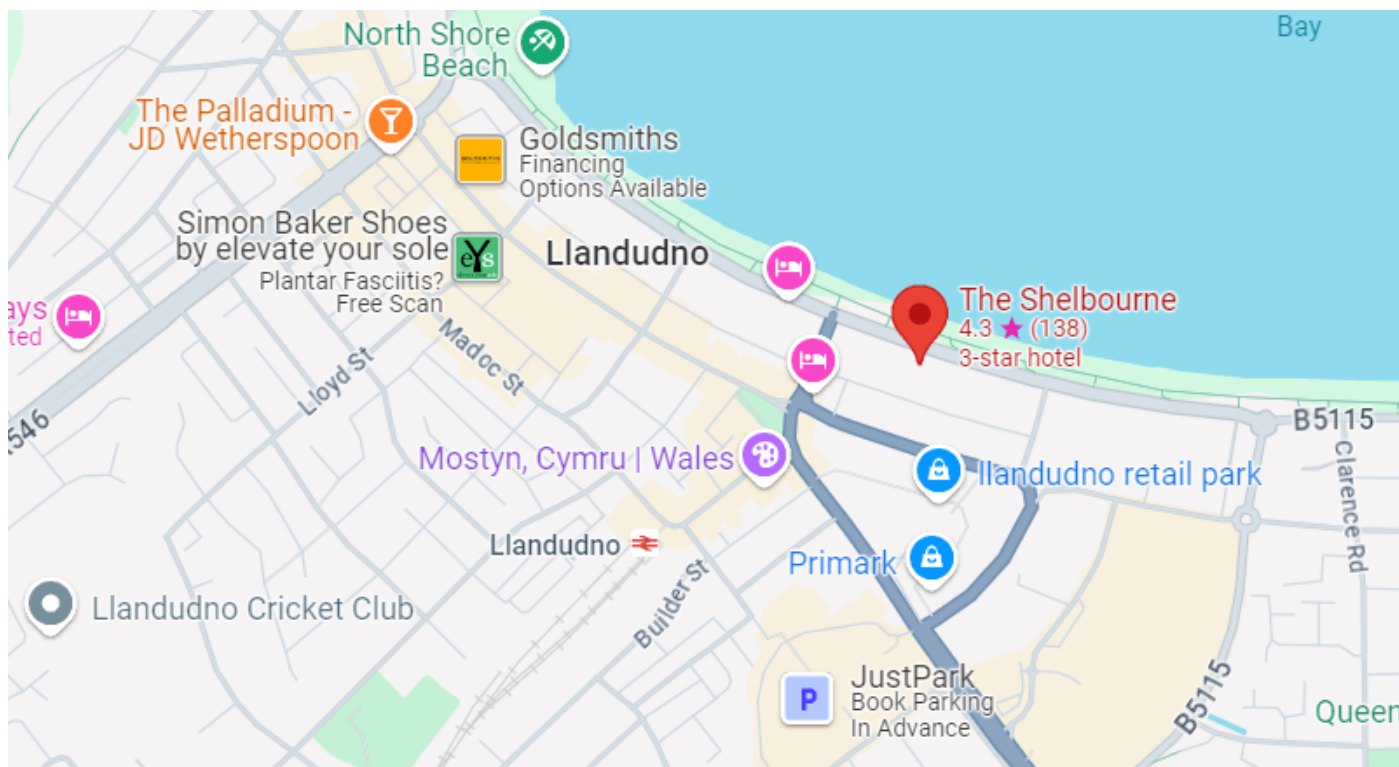
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Conwy Borough Council, Council Offices, Bangor LL30 2DU

Rateable Value as at 01 April 2023: £9,800



BUSINESS MORTGAGES

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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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