



## West Point Hotel

102 Conwy Road, Colwyn Bay LL29 7LE

### Freehold £575,000

- Detached Victorian era hotel
- Popular seaside resort of Colwyn Bay
- Fourteen en suite letting bedrooms
- Breakfast room (26)
- Two lounges and bar (35)
- Off-road parking (12)

Ref: 95750

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## LOCATION

The Westpoint Hotel is located on Conwy Road in the seaside resort of Colwyn Bay. The town overlooks the Irish Sea and is renowned for its three mile long sandy beach and seafront which has been transformed in recent years by the Porth Eirias development: a whole new beach and promenade which runs to neighbouring Rhos-on-Sea. Colwyn Bay's prime attraction is the Welsh Mountain Zoo perched panoramically on the hillside. In addition, many great music festivals take place in the town throughout the year. Colwyn Bay is ideally situated and provides easy access to Snowdonia National Park and Llandudno. It is served by junction 20 of the North Wales Expressway (A55) and its train station provides rail connections on the North Wales Coast Line.

This sizeable, Victorian era property is set over three storeys and is of brick construction under a pitched slate roof. It briefly comprises:

## GROUND FLOOR

PORCH leading to RECEPTION AREA with check-in/reception desk. To the right is the BREAKFAST ROOM which has seating for 26, large bay windows and carpet flooring. A COMMUNAL LOUNGE to the left of the reception area has carpet flooring and seating for approximately 15.

TRADE KITCHEN with vinyl flooring. Well equipped with catering equipment and appliances and hood canopy. Separate WASH ROOM with door to the CELLAR and an additional STOREROOM.

A second LOUNGE AREA has seating for approximately 10 and leads to the former BAR which is currently unused but has a wood constructed bar servery and seating for approximately 10. WC.

## FIRST FLOOR

LETTING ROOMS 1 - 7

LETTING ROOM 1: DOUBLE with EN SUITE BATH/SHOWER ROOM.

LETTING ROOM 2: DOUBLE with EN SUITE SHOWER ROOM.

LETTING ROOM 3: SINGLE with EN SUITE SHOWER ROOM.

LETTING ROOM 4: DOUBLE with EN SUITE SHOWER ROOM.

LETTING ROOM 5: FAMILY ROOM (sleeps 3) with EN SUITE SHOWER ROOM.

LETTING ROOM 6: DOUBLE with EN SUITE SHOWER ROOM.

LETTING ROOM 7: KING with EN SUITE SHOWER ROOM.

## SECOND FLOOR

LETTING ROOMS 8 - 12A and 14

LETTING ROOM 8: FAMILY ROOM (sleeps 3) with EN SUITE BATH/SHOWER ROOM.

LETTING ROOM 9: DOUBLE with EN SUITE SHOWER ROOM.

LETTING ROOM 10: TWIN with EN SUITE SHOWER ROOM.

LETTING ROOM 11: DOUBLE with EN SUITE SHOWER ROOM.

LETTING ROOM 12: FAMILY ROOM (sleeps 4) with EN SUITE SHOWER ROOM.

LETTING ROOM 12A: TWIN with EN SUITE SHOWER ROOM.

LETTING ROOM 14: FAMILY ROOM (sleeps 4) with EN SUITE BATHROOM.

All letting rooms are of a generous size and have TVs and tea and coffee making facilities.

## EXTERNAL

GARDEN/PATIO AREA to the side of the property offset the kitchen with WOOD CONSTRUCTED GARAGE and private PARKING for 5. To the front of the property is a walkway with landscaped GARDENS leading to the reception area and 1 parking space.

## THE BUSINESS

The West Point Hotel has been operated by our clients for 20 years and they now wish to sell in order to retire. The business enjoys year round trade: tourists in season (between April and September) who come to visit the nearby beaches and Snowdonia National Park, and workers/professionals all year round. Room tariffs range from £82 per night for a single room to £163 per night for a family room. The business boasts excellent reviews on Hotel.com, Adoga, Trivago and Booking.com and sees much repeat trade.

The business has its own website: [www.westpoint-hotel.co.uk](http://www.westpoint-hotel.co.uk)



## TENURE & PRICE

**FREEHOLD £575,000** 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

We are advised that a full Premises Licence is held, although the agent has not had sight of the licence.

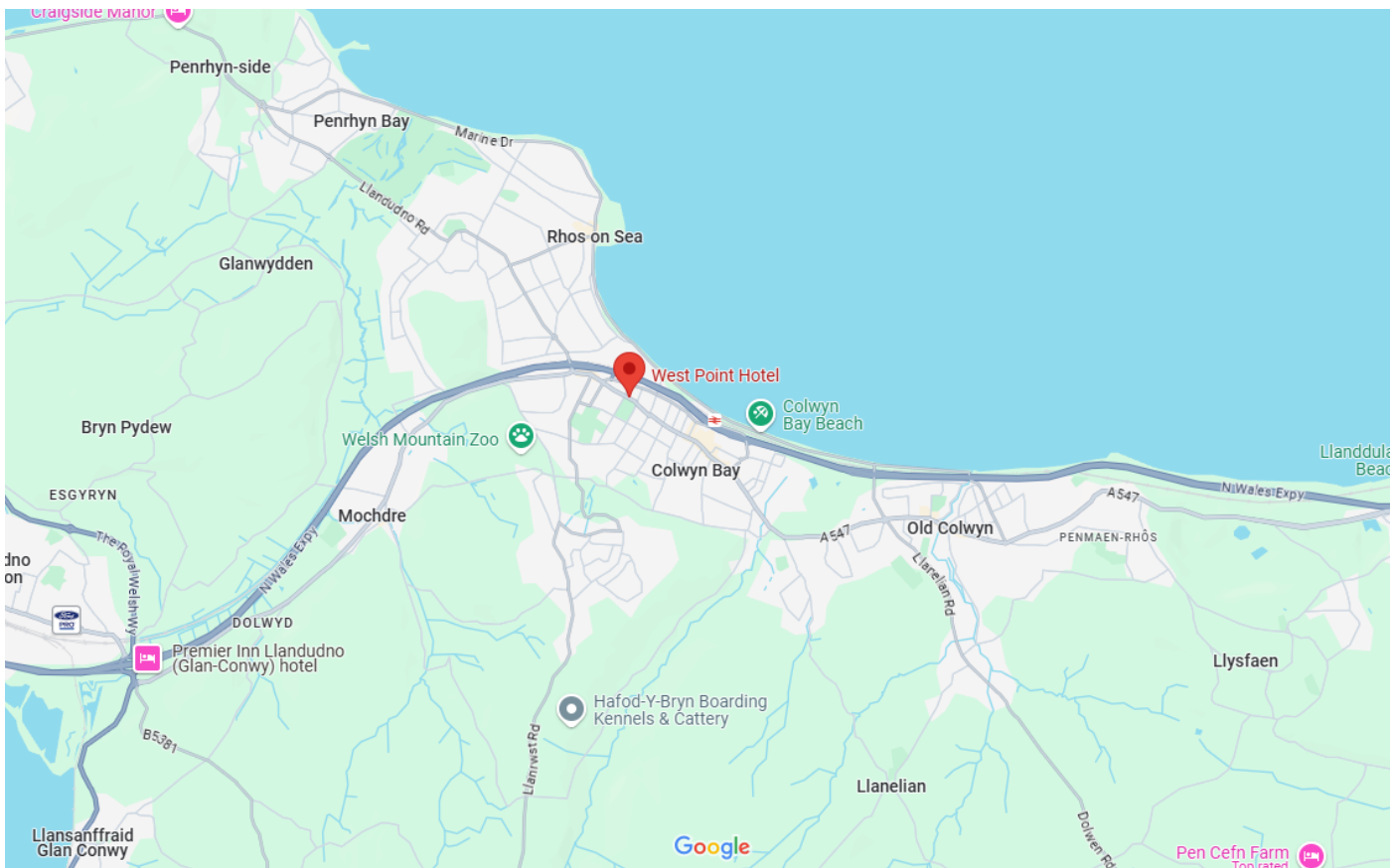
## SERVICES

All mains services are connected.

**Local Authority:** Conwy Borough Council.

**Rateable value as at 01 April 2023:** £6,100.

Note: the business is subject to Small Business Rate Relief.



EPC Reference: N/A

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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