



YHA Pwll Deri

Trefasser, Goodwick, Pembrokeshire, SA64 0LR

Freehold £550,000

- Opportunity to acquire a unique freehold property currently operating as a 24 bed youth hostel.
- Preference for continuation of business as a YHA franchise, with options considered for an independent hostelling business, or change of use.
- YHA is a national hostelling brand, charity and social enterprise with a 95-year heritage.
- This property is trading and currently part of YHA's network of over 100 hostels across England & Wales
- www.yha.org.uk/hostel/yha-pwllderi

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LOCATION

YHA Pwll Deri is situated on the North Pembrokeshire coast and enjoys a beautiful clifftop location with stunning panoramic views of the sea and coastline leading north to Strumble Head and south to St. David's Peninsular. The hostel is located just north of the village of Trefasser and some 4 miles west of the ferry port of Goodwick. It sits within the Pembrokeshire Coast National Park beside the Pembrokeshire Coastal Path and is reached via minor B roads which join with the A40 at Goodwick. Goodwick provides access to the A487 coast road leading north to Ceredigion and the A40 which leads south to Haverfordwest and South Pembrokeshire.

YHA Pwll Deri is a former cottage of stone construction with render and colourwashed elevations under a pitched slate roof. It offers accommodation on two floors with the front elevation having outstanding panoramic views of the sea and coastline.

TRADE AREAS

Entrance to RECEPTION HALL. DINING ROOM having stripped wood floor, seating for 24 and glazed aspect with outstanding coastal views. SELF-CATERING KITCHEN. RESIDENTS LOUNGE with beamed ceiling, carpeted floor and feature fireplace. Seating for 16 and also enjoying outstanding coastal views. DRYING/LAUNDRY ROOM. BEDROOM 1, DOUBLE with EN-SUITE. BEDROOM 2, TWO BED with EN-SUITE. BEDROOM 3, TWO BED with EN-SUITE.

At first floor, which can be reached by two different staircases, is further accommodation. BEDROOM 4, FAMILY ROOM, sleeping 4 with EN-SUITE. BEDROOM 5, SIX BED DORM with EN-SUITE. BEDROOM 6, TWO BED with EN-SUITE. BEDROOM 7, SIX BED DORM with EN-SUITE.

EXTERNAL

Outside toilet at front of building accessible to walkers all day. Pull-in CAR PARK with spaces for up to 10 vehicles. Block constructed CYCLE SHED. SUN TERRACE to the front of the property with outstanding coastal views.

THE BUSINESS

The subject Hostel occupies an outstanding coastal location in a rural area beside the Pembrokeshire Coast Path from which it has traditionally drawn much of its trade. It offers a superb opportunity to continue as a hostel.

Due to the diverse nature and unique locations of all our hostels, YHA adopts 3 main opening patterns. These patterns are determined by a number of factors ranging from the wants and needs of our guests to the trading environment and time of year. The opening patterns are F&I (Families and Individuals travelling independently), Exclusive Hire (taking over the entire, unmanned hostel exclusively) and organised groups such as cyclists, walkers and educational school trips. Each YHA hostel can adopt one or more of the above patterns during a trading year and will frequently transition between them throughout the season in order to maximise business opportunities.

The Business is currently operating a Trading pattern which places it on exclusive hire for groups of guests.

Historically the hostel has been successful on a trading pattern that has seen a mix of families and individuals travelling independently and especially those using the coastal path which is on its doorstep.

LICENCE

No premises licence is held.

SERVICES

Mains electricity and water. LPG gas for heating and cooking. On site septic tank.

Local Authority: Pembrokeshire County Council.

Rateable value: £3,850



TENURE & PRICE

FREEHOLD £550,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The property is offered up for sale with preference for continuation of business as a YHA franchise, with options considered for an independent hostelling business, or change of use.

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

TUPE

The business is being sold as a going concern and under Transfer of Undertakings (Protection of Employment). There are no members of staff to be included.

YHA FRANCHISE

YHA's network comprises over 100 hostels across England & Wales, with a collection of unique buildings in amazing locations: in cities, national parks, rural, village and coastal locations.

In 2022-23 over 845,000 guests stayed with YHA, with guest satisfaction ratings averaging over 90%.

The YHA network already includes a significant number of independently owned and operated hostels under the YHA brand. YHA is excited to offer the opportunity for the right partner with entrepreneurial ambition and matching values to join the network.

For further information about YHA franchise opportunities please contact Sidney Phillips.



EPC Reference: N/A

BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

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