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King Street, Laugharne, Carmarthenshire

£795,000 Freehold

- Iconic literary Hotel with strong links to Dylan Thomas
- Grade II Listed character property appointed to a very high standard at the heart of this busy tourist village
- 14 quality en suite Letting Bedrooms

- Lounge Bar, Residents Bar & fine dining Restaurant
- Meeting Room & first class facilities throughout
- Enclosed rear trade garden & parking
- Established business, currently operated under Management

LOCATION

Brown's has an enviable reputation and is one of the best known hotels in Wales. Rated by The Times with a "cool" factor of 9/10, and the business has also found its way into other renowned publications including The Guardian, Tatler and New York Times.

It is an iconic literary address, being a favourite "watering hole" of the writer and poet Dylan Thomas who famously left the bar's phone number as his own. Dylan Thomas' association has brought much fame to the establishment which is known to have been frequented by many famous individuals including Charles & Camilla, President Carter, Burton & Taylor, Pattie Smith, Peter O'Toole, Mick Jagger, Pierce Brosnan and Cerys Matthews to name but a few.

The property stands in the heart of the village and is the social "hub" of Laugharne — a "must go to" destination for those visiting West Wales - especially if they harbour a literary interest. This substantial hotel was built in 1752 and was the subject of a complete refurbishment programme in 2012 which was completed to a very high standard.

The premises still retain many original features, with a wealth of charm and character, and Brown's is now an outstanding hotel offering 14 individual bedrooms, each room having its own 1950's theme in a tastefully designed colour scheme and retro style furniture, together with specially commissioned wall art showing lovingly re-created scenes from a post-war period. This, in tandem with its well appointed bar and restaurant, excellent catering and ancillary facilities, provides a first class business opportunity.



TRADE AREAS

Front entrance to CENTRAL HALLWAY having black & white marble tiled floor. Access to all trading and ancillary areas. Reception LOUNGE with partially beamed ceiling and stripped wood floor. Feature fireplace with solid fuel burner. Comfortable leather settle style seating and chairs for 12.

RECEPTION AREA having black & white marble tiled floor, feature inglenook fireplace (not in use) and reception counter. BAR with exposed beamed ceiling, part wood panelled/part exposed beam effect walls. Stripped wood floor. Feature open fireplace with cast iron surround. Corner SERVERY with wood panelled front and matching back bar fitting. Tables, chairs and window seat for approximately 30.

PENDERYN RESTAURANT having stripped wood floor throughout and part wood panelled walls. Dining chairs and tables for 24 customers.

Large CATERING KITCHEN appointed to a very high standard, with tiled floor, part stainless steel clad walls, extraction hood and a good selection of catering effects and equipment. LAUNDRY ROOM. LADIES & GENTLEMENS TOILETS. External Fridge/Freezer Store. Access to OFFICE/MEETING ROOM with carpeted floor, central meeting table for up to 12.

LETTING ACCOMMODATION

14 quality individually themed letting bedrooms on the ground, first and second floors, all having en suite bathroom/shower facilities.

BASEMENT

KEG CELLAR with drop from the front of the property. Open plan Bottle & Freezer Store.

EXTERNAL

To the rear is a block paved and timber decked seating area for 24. Block paved CAR PARK for 12 vehicles (two having Tesla electric charging points).

Self contained central lean-to storage area currently utilised as a Bike Store. Access to the car park is from the side street. Enclosed Bin/Gas Store.

Two parking spaces belong to the next door property which has right of way.



THE BUSINESS

The business trades as a hotel, bar & restaurant to the village and surrounding areas, along with a large number of visitors to the town, many having a strong empathy with Dylan Thomas and his literary genius. It trades throughout the year, but enjoys its busiest period during the summer months when the village of Laugharne and West Wales enjoys its annual influx of holidaymakers and tourists.

Our clients operate the business under management and for the financial year ending 2018 achieved sales of £390,000, being split approximately 35% bar, 25% catering and 40% accommodation. The business enjoys an occupancy level of approximately 51%.

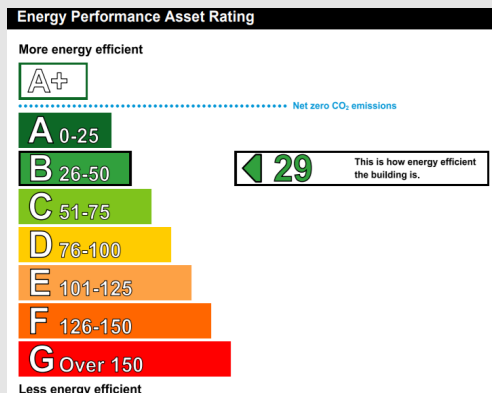
TENURE & PRICE

FREEHOLD £795,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

Our clients may consider a furnished let on a short term basis with an option to purchase for a suitable candidate.

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

Viewing strictly by appointment only.



EPC Reference 9189 3065 0282 0800 9395

LICENCE

A Premises Licence is held

SERVICES

Mains electricity and water
LPG for cooking

State of the art air sources heat pump to the trading areas and air conditioning to the bedrooms
Two electric car charges points

BUSINESS MORTGAGES – 01892 725900

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

UTILITY HELPLINE – 01892 725900

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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