



Castle Hotel

The Parade, Neath, West Glamorgan SA11 1RB

Tenure: Freehold

Price: £1,500,000

Ref: 94210

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- South Wales Town Centre 30 Bedroom Hotel
- Main Bar (60) Lounge Bar (50)
- Restaurant (70), Boardroom
- Two further Trading Rooms (both 100+)
- Scope to develop catering and functions
- Car Park
- Turnover £1.11m (net) 50% accommodation
- Vicari's wine bar included

Location

The market town of Neath stands in the Borough of Neath Port Talbot in the former County of West Glamorgan, just north of the City of Swansea. It stands just a couple of miles from the M4 motorway alongside the M465 Heads of the Valleys trunk route.

The town has a population of some 51,000 and is increasing in popularity due to its convenient location and excellent communications, being within easy motoring distance of not just the City of Swansea but Wales' capital City of Cardiff. There is easy access to the west of Wales and the county of Pembrokeshire, with the Brecon Beacons National Park to the north.

The Property

The Castle Hotel is an historic coaching inn which dates back to the late 19th Century, being renowned as the birthplace of Welsh Rugby Union which was founded in the boardroom in March 1881. The business has been owned by our clients for approaching seven years and is now being sold due to the demands of their other business interests. During their period of ownership the Castle Hotel has been completely refurbished and is now a highly quality, almost faultless hotel/inn with extensive facilities.

Trade Areas

Large RECEPTION HALLWAY with OFFICE. Ground Floor SPORTS BAR with separate external entrance for 60. Attractive panelled LOUNGE with seating for 40/50. Well-appointed RESTAURANT for 70 covers.

TWO FUNCTION ROOMS:- The Abbey Suite (112) and Castle Howell Suite (licensed for 102). There are three well equipped ground-floor CATERING KITCHENS. LADIES' & GENTLEMEN'S TOILETS. Three room subterranean BEER CELLAR.



Letting Accommodation

At first and second floors are 30 well appointed en suite LETTING BEDROOMS (25 double, 3 family and 2 suites “Catherine Jenkins” and “Richard Burton”) all superbly decorated throughout.

As referred to when describing the wine bar, Vicari's, there is additional space at first and second floor levels which could comfortably allow for the creation of eight further en suite letting bedrooms.

Also on the first floor is a BOARDROOM, the Centenary Room, being fully equipped with the latest audio visual technology, historically significant in Wales as being the room in which the Welsh Rugby Union was founded on 12 March 1881.

External

CAR PARK located approximately 150 yards distant from the pub, with tarmacadamed lined spaces for 16 vehicles.

The Business

This business has been owned and operated by our clients for seven years, Trading accounts for the year ended 31st March 2023 show takings net of VAT of £1,114,221. A healthy level of gross profit of 74% is achieved.

We are advised trade is split approximately 40% accommodation, 40% wet sales and only 20% food. This highlights to prospective purchasers the undoubted scope for developing the catering and function sides of the business further.

This is a high quality, well presented extensive hotel which will appeal to multiple operators and individuals alike.





Vicari's Wine Bar

This business, operated by our client, is attached to the Castle Hotel and has both internal (from The Castle) and external access. It is a Wine Bar & Restaurant appointed to an extremely high standard in contemporary style, providing seating for 100. There is direct access onto the TRADE GARDEN which includes an enclosed PATIO with further seating for 40+ customers.

At first and second floor levels, above Vicari's, is a considerable amount of open space which is not currently used for any purpose. It was proposed that these areas be converted to a further eight en suite letting bedrooms (subject to planning).

Tenure & Price

FREEHOLD £1,500,000 to include goodwill and trade furniture, fixtures, fittings and effects. 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.

Licences

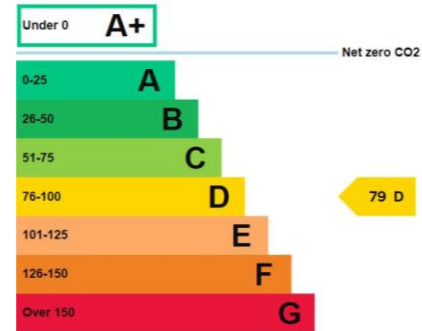
A full Premises Licence is held, permitting the retail of alcohol between 7am and 3am seven days per week.

Services

- All mains services are connected
- Gas fired central heating
- Air conditioning to main trade rooms
- Burglar alarm system

Rateable Value:

Local Authority: Neath Port Talbot County Borough Council - 01639 686188





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Business Mortgages

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