



Colbourn Hotel

8 Sea Bank Road, Colwyn Bay, LL28 4BT

Freehold £495,000

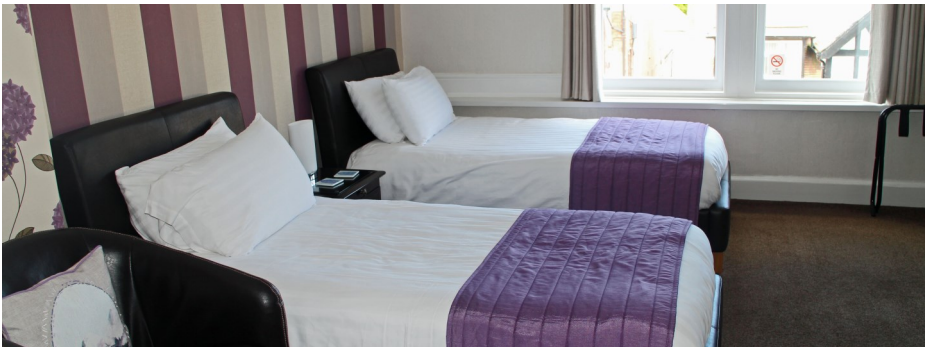
- Located just off Colwyn Bay promenade
- Close to beach and tourist attractions
- Eight guest rooms
- Breakfast room/Kitchen
- Parking bay
- Family owned for 40 years

Ref: 92010

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SP Sidney
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LOCATION

The Colbourn Hotel, which dates back to 1892 and has been a hotel since 1905, is located on Seabank Road, just off the main promenade in the North Wales coastal town of Colwyn Bay. The area is undergoing much renovation which is expected to give a new lease of life to this popular seaside resort. An array of tourist attractions including the Welsh Mountain Zoo, Conwy and Caernarfon Castles and Snowdonia National Park are easily accessible from the town. The closest sizeable towns are Rhyl (11 miles) and Bangor (20 miles).

The town lies just off the A55 North Wales Expressway which offers links to Chester eastbound and Caernarfon westbound. The A470 gives access to Snowdonia and the A5 provides connections to London and Holyhead. Colwyn Bay train station is situated 2 minutes from the property and runs on the Avanti West Coast line. Multiple bus routes serve the town.

The property is a sizeable, 19th century building of stone construction with whitewashed walls and black timber frames and a pitched slate roof.

TRADE AREAS

GROUND FLOOR

Welcoming HALLWAY leading to RECEPTION ROOM which was previously used as a bar area. To the right of the hallway is a residents' LOUNGE with carpet flooring. There is also a private owner's lounge which features parquet flooring and double-glazed windows. KITCHEN area with fitted units, vinyl floor, cooking appliances and a separate UTILITY ROOM. Sizeable BREAKFAST ROOM with Karndean flooring, loose seating for 12, coffee machine and KITCHENETTE with serving hatch to the main kitchen.

FIRST FLOOR

Room 1 - EN SUITE DOUBLE BEDROOM

Rooms 2 - Large EN SUITE DOUBLE BEDROOM

Room 3 - EN SUITE DOUBLE BEDROOM

Room 4 - DOUBLE BEDROOM

This floor also features a STOREROOM and GUEST TOILETS.

SECOND FLOOR

Room 5 - DOUBLE BEDROOM with en suite BATHROOM

Room 6 - EN SUITE TWIN BEDROOM

Room 7 - EN SUITE DOUBLE BEDROOM

Room 8 - Currently STORAGE but could be utilised as a single bedroom

All communal HALLWAYS have been recently decorated and carpeted throughout.

BASEMENT

CELLAR with large STOREROOM and BEER DROP. UTILITY ROOM and small STOREROOM.

EXTERNAL

COURTYARD to rear of the building, paved with picnic bench. STORE SHED with OUTSIDE TOILET and PARKING SPACES for two vehicles. To the front of the property is a sheltered VERANDAH with beach and sea views and well maintained borders and GARDENS.

THE BUSINESS

The Colbourn Hotel has been family run for over 40 years and now our clients wish to retire. The hotel is rated number 1 in the Colwyn Bay area with a 9.7 rating on Booking.com. We are advised that the net turnover is circa £53,000 per annum with an 82% profit margin. There is scope for increased sales by utilizing two rooms which are currently used for storage and by extending the business's opening hours (it is currently closed between November and March). We are advised the occupancy level was 94% for the 2021 period. The business has a great reputation and sees repeat trade from guests from the UK and worldwide. The business would suit a motivated couple to continue our clients' work and uphold the business's impeccable reputation which has been built up over the last four decades.



TENURE & PRICE

FREEHOLD £495,000 to include fixtures and fittings and goodwill. 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

No Premises Licence is held.

SERVICES

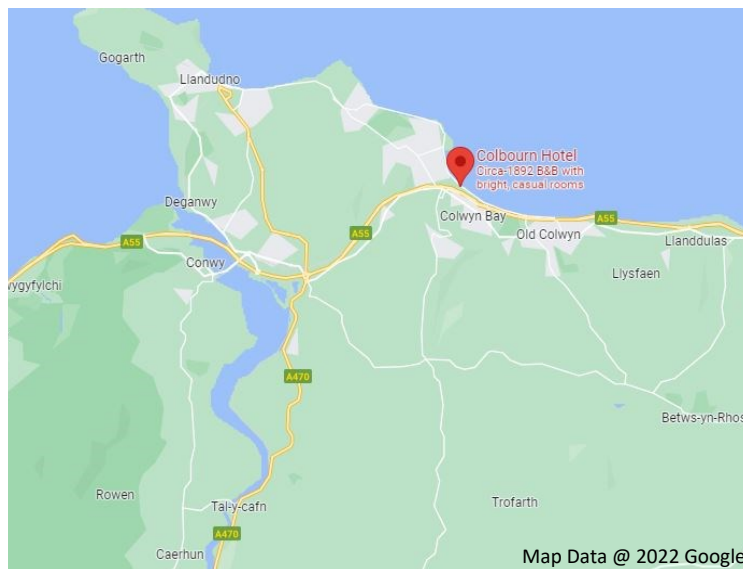
All main services are connected. CCTV and fully alarmed.

Local Authority: Conwy County Borough Council

Telephone: 01492 574000

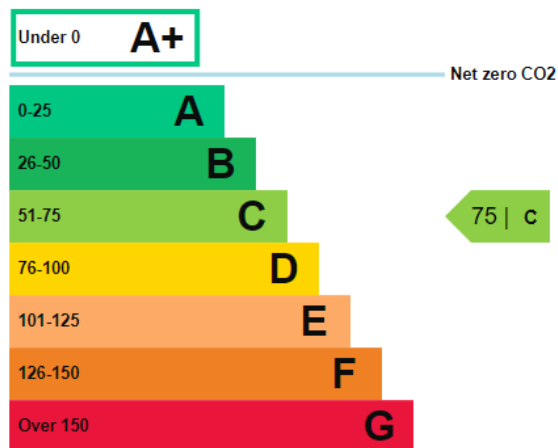
Rateable Value: No rateable value due to it being located in a regeneration area.

Domestic Band: A - £12,000 per year.



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 9987-4004-0910-0700-0671

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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