



For sale

The Lion Hotel
Broad Street
Builth Wells
LD2 3DT

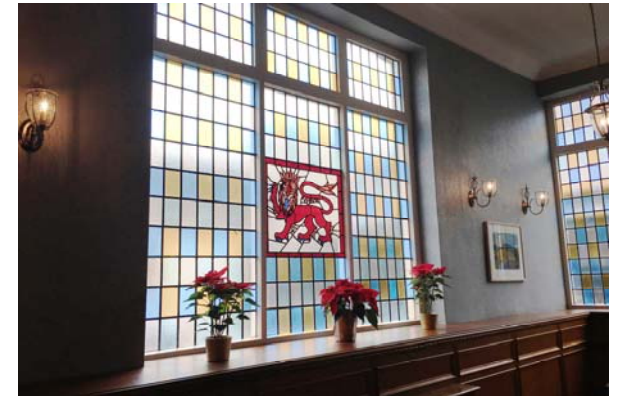


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The Lion Hotel

Highlights

- Substantial grade II listed building
- 18 en-suite guest bedrooms
- Bar/restaurant(70)
- Residents lounge(30)
- Private dining room (35)
- Meeting room (25)
- Two bed owners apartment
- Car park (12)
- Superb location
- Energy rating - C



Overview

The Lion Hotel is a substantial three storey period property of traditional construction situated in a prominent high street location in the well regarded market town of Builth Wells in Mid Wales.

Location

The Lion Hotel is located in a prominent high street location in the historic market town of Builth Wells. The town is internationally famous as the home of the RWAS showground. The showground hosts numerous events throughout the year including the Royal Welsh Show, which is Europe's largest agricultural show regularly attracting over 220,000 visitors.

Builth Wells serves as the retail and leisure hub for the surrounding area with a number of shops, pubs and a multi-screen cinema. The town is a popular tourist destination enjoying excellent visitor numbers as a result of the RWAS showground (which is hosting circa 30 events between March to November in 2018) and nearby events such as the acclaimed Hay Literary Festival and Brecon Jazz Festival and those looking to enjoy activities such as fishing, walking and other country pursuits in the nearby Elan and Wye Valleys and Cambrian Mountains.

The town has well developed transport links with a mainline railway station and direct access to the A483 and A470 to major arterial roads linking north and south Wales.



Internal details

The hotel offers a number of well presented public areas with a welcoming reception area, spacious bar and restaurant (70) with attractive bar servery and a host of original features including wood panelled walls, stained glass windows and a wood burning stove.

There is also a residents lounge (30) with wood panelling and feature fire place, wood panelled private dining room (35) and meeting room (24).

In addition to the public areas there is a range of ancillary accommodation including a well equipped trade kitchen with extraction, food preparation area, and cold store. There is also a spacious cellar, washroom, boiler room, linen cupboard and customer toilet facilities (ladies, gents and disabled). The guest accommodation is located on the first and second floors with lift access.

Guest accommodation

There are 18 well proportioned en-suite guest bedrooms of which 15 are currently used for guests comprising:

2 Suites with king size beds

2 Super king rooms

2 Family rooms (queen size bed & a single bed)

1 Double room

8 twin bedrooms

The remaining three rooms are currently

utilised as a staff bedroom, office and a store room respectively but could be used to accommodate further guests.

All of the guest rooms are presented to an excellent standard and have tea and coffee making facilities and televisions with many benefitting from river views.

Owners accommodation

The hotel benefits from a self contained owners/managers flat with accommodation comprising: two bedrooms, lounge and bathroom.

External details

The hotel benefits from a gated car park with space for approximately 12 cars as well as two outbuildings/ garages that can accommodate a further three cars.

Business/opportunity

The Lion Hotel represents a fantastic opportunity to purchase a substantial hotel in an enviable location.

Our clients purchased the property in 2014 and carried out a comprehensive refurbishment programme opening to the public in 2017 as a bed and breakfast with a limited public bar service.

It is felt that there is significant scope for new operators to grow trade and take advantage of the scale of the premises to introduce a food and beverage offering as well as a function trade to

accompany the high demand for rooms. It is also felt that new owners could significantly grow revenues by improving the marketing of the business including the development of a website.

Trading information

The business enjoys growing levels of trade with increasing demand for rooms. Figures will be available to interested parties after a formal viewing of the business.

Fixtures & Fittings

We have been advised that trade fixtures and fittings are owned by our clients and are included in the sale (NB Artwork is not owned by the business – they are on display/sale courtesy of Picturemakers Art Collective).

Staff

The hotel is currently run by hands on owner/operator with the assistance of two full time staff and four part time staff on zero hours contracts. A staff list will be made available to interested parties after a formal viewing.

Fire Risk Assessment

We have assumed that a suitable and sufficient fire risk assessment has been carried out under the Regulatory Reform (Fire Safety Order 2005).

Business Rates

The rateable value is £19,000 from April 2017.

Asking Price

We are inviting offers in the region of £499,950 for the freehold interest incorporating trade fixtures & fittings and goodwill.

Stock in trade is to be purchased at cost in addition to the asking price on completion.

Viewings

Viewing arrangements are strictly by appointment through the Vendor's sole agent GVA. Under no circumstances should any party make any direct approach to the business or staff at the hotel.



For further information
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