

# LLANBERIS

## LAKE VIEW HOTEL LL55 4EL

### For Sale

### £545,000



#### DESCRIPTION

Viewing of this well positioned Hotel and Restaurant situated on the main access road into the popular village of Llanberis set at the foot of Snowdon and the spectacular Nant Peris Pass is a must. The hotel is popular with climbers and tourists and also has a healthy business trade with local employers. The accommodation has 10 Letting Bedrooms which sleeps 21, and a split level Dining Area with 44 covers. An additional benefit is the separate owners' accommodation which comprises 2 bedrooms and reception rooms which overlook the lake. Consideration could be given for an alternative use such as retail /motel due to its roadside position. The property is being sold as a going concern and includes all fixtures and fittings (except for personal items) and is well worthy of inspection to appreciate the large size and facilities offered.

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### Ground floor

Entrance hall with ladies' and gentlemen's WCs. Reception/check-in area. Residents' bar with exposed ceiling joists, large open stone fireplace and seating for approximately 12 people. Residents' lounge with seating for approximately 12 with part exposed stone walls. Dining room/restaurant with 40+ covers within a split level L-shaped area, which virtually runs the full length of the front of the hotel. The split level area can be self contained for meetings and functions.

### Ancillary areas

Large kitchen situated to the rear and side of the property, with ample space for a busy catering operation. The kitchen is fitted with a full range of commercial equipment and appliances, with separate beverage areas, breakfast preparation areas, wash and drying areas plus additional storage space. Large office with sub-office. Laundry and guest drying room.

### Letting accommodation

Located at first floor level are 10 letting bedrooms, 9 of which benefit from en-suite facilities, and the other room having private facilities. The room configuration is a mixture of 4-posters/doubles/twins and one family room, and benefit from colour TV and hospitality tray. The letting rooms to the front of the property have views over the Lake and those to the rear have views of the wooded grounds.

### Owner's accommodation

Accessed through the hotel or with separate access to the side the spacious owners' bungalow comprises of 2 double bedrooms (one en-suite), large family bathroom, lounge with feature full height brickwork and separate private patio and breakfast room. We are advised the large loft could be utilised as additional bedrooms, subject to planning consent. There is direct access from the rear of the accommodation to the wooded gardens.

### External details

The ground extends to approximately 0.40 acres and includes attractive, sloping, partly wooded land to the rear featuring a variety of mature trees, ferns, flowers and shrubs. There is separate ground floor cellar storage accessed via the front and side of the property. There is a small seating area for the use of residents. To the front of the property is a long forecourt style car park with space for approximately 14 vehicles and an adjoining council car park for 20+ vehicles. There is a formal patio area with several picnic benches and tables.

### The business

The hotel has been in our clients' ownership since August 2001 and is now offered for sale due to their wish to develop other interests. It is believed this is only the third time since 1962 that the property has been on the market. Our clients enjoy an excellent reputation attracting a considerable amount of repeat and referral trade, due in part to its convenient main road location and the comfortable "home from home" facilities. The property benefits from a 12 month trading period with a good mix of trade, the hotel and restaurant being a popular venue for both locals and visitors from all corners of the World. The restaurant is also open to non-residents offering an a la carte menu over 6 evenings per week and also for Sunday lunches.

### Trading information

Trading information supplied to us by our clients show current turnover of approximately £140,000 p.a. Our clients have implemented downsizing measures to enable them to concentrate on other interests. The potential to increase turnover to the regularly high levels achieved exist by re-offering lunches and afternoon teas (circa £40,000 p.a.) and increasing the restaurant capacity and bed occupancy. Trading information will be made available to seriously interested parties after viewing.

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### Fixtures & fittings

We are advised the trade fixtures and fittings are owned outright.

### Tariff rates

From £58 per room, per night to a maximum of £78 per room, per night, including breakfast. This is dependent on the type of room and the time of year.

### Staff

The business is operated by our clients together with three part-time staff.

### Licenses

The property has a Premises License granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal License. Prospective purchasers are advised to take appropriate specialist advice.

### Services

We are informed that all mains services are connected.

### Fire risk assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have been advised that a formal Fire Risk Assessment has been carried out and approved by the relevant authority.

### TENURE:

Freehold.

### RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value	£11,000
Rates Payable 2008/2009	£5,379

*Dafydd Hardy gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.*

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

### VIEWING

All arrangements to view the premises are strictly by prior arrangement with Dafydd Hardy.

**Contact:** Caernarfon Office

**Tel:** 01286 677774

**Email:** caernarfon@dafyddhardy.co.uk

**SUBJECT TO CONTRACT**

**Last Update: 11<sup>th</sup> May 2011**

**Please note: Some photographs have been taken at different times of the year.**

### PRICE

O.I.R.O. £545,000

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