

BUSINESS & PROPERTY
FOR SALE

Ref: 9285

The Hut Seafront Inn

4 Hibernia Terrace Newry Beach, Holyhead, Isle of Anglesey, LL65 1DL



Passionate about selling your business.

Business & Property: £384,995

EPC rating: C / Business rates: TBC

Annual Turnover: £83,117

Gross Profit: £68,436

Latest available accounts

31st Oct 2024

Guest Accommodation With Cafe - Holyhead

Blacks Brokers are pleased to bring to the market this freehold guest accommodation with cafe located in Holyhead.

- ✓ Prime Seafront Location In Holyhead
- ✓ Annual Turnover To 31st October 2024 £83,117 / Gross Profit £68,436
- ✓ Projected Turnover for 2025 on track for £88,000 only from room sales
- ✓ Five Stylish En-Suite Guest Rooms
- ✓ Self Check-In For Guest Convenience
- ✓ Excellent Guest Ratings And Reviews
- ✓ Former Café Space With 62 Covers
- ✓ Strong Growth Potential With Untapped Café Space



About

The Hut Seafront Inn is a well-established guest accommodation business, operating for over two decades, with the current ownership in place for the past eight years. Positioned as a charming and characterful seafront guest house, it caters primarily to tourists, walkers, ferry travellers, and those seeking coastal breaks in the scenic town of Holyhead on the Isle of Anglesey. With consistently positive guest feedback and a unique location overlooking the Holyhead inner harbour, the inn has cultivated a solid reputation for comfort, convenience, and charm. The decision to sell arises solely due to the current owner's retirement, presenting an excellent opportunity for a new operator to take over a profitable, turnkey business with immediate potential for further development.

Location

Strategically located at 4 Hibernia Terrace, Newry Beach, Holyhead, LL65 1DL, the inn benefits from a prime seafront position offering uninterrupted views across Holyhead Inner Harbour. It is within easy walking distance of the town centre, ferry terminal, and a variety of popular tourist attractions, including the Anglesey Coastal Path, South Stack Lighthouse, and the Holyhead Maritime Museum. The location appeals particularly to ferry passengers, walking holidaymakers, and those exploring North Wales. The property enjoys steady seasonal trade and remains well-connected by road and rail, enhancing its year-round appeal.

Premises Details

The premises comprise a traditional Victorian terraced property with white and blue exterior detailing, exuding a clean and classic coastal aesthetic. Internally, the décor continues the nautical theme, with tasteful maritime references and soft, relaxing tones throughout. The building includes five individually styled guest rooms, all en-suite, with double-glazed windows, flat-screen televisions, and tea and coffee-making facilities. Some rooms benefit from coveted sea views. Guests have access to a comfortable shared lounge with harbour-facing views and complimentary refreshments. A commercial kitchen remains on-site, previously used to operate a café/restaurant business which ceased trading in 2022. This space offers seating for 26 guests internally, with an additional 20 covers to the rear patio and 16 to the front terrace. Subject to relevant consents, this presents a strong opportunity for reinstating food and beverage operations to increase revenue. Externally, the property features a paved patio area directly overlooking the harbour.

Though currently basic in layout, this space offers clear scope for enhancement to create a high-impact outdoor seating area.



Financial Information

Accounts to 31st October 2024 show an annual turnover of £83,117 and a gross profit of £68,436, with projected turnover for 2025 on track to reach £88,000. The business benefits from repeat custom, strong seasonal demand, and consistent occupancy, driven by its location and established reputation.

Occupancy rates have been strong, with May 94%, June 87%, and July 90%, and demand for rooms in August currently outstripping supply. Turnover and profitability have increased year-on-year, supported by a new dynamic pricing system that maximises room revenue.

Additional revenue opportunities exist through reactivating the former food service offering and premiumise room offerings and pricing. The recent approval of the

Holyhead Freeport, with a £25 million investment, is expected to bring further investment, new business, and job opportunities to the area.

Included In The Sale

The sale includes the freehold property, all fixtures and fittings relevant to the guest accommodation, furnishings within the rooms and communal areas, and equipment necessary to continue operations. The commercial kitchen and some dining furniture from the former café remain in place, offering a ready-to-launch hospitality extension. Digital assets, such as booking platforms, guest management systems, and branding materials, may also be transferred subject to negotiation.

Opening Hours

The business currently operates April to the end of October, but there is demand for accommodation all year given the location to the ferry port. With a self-service check-in model, guests can arrive at their convenience. There is no fixed reception hour requirement due to the automated booking and access system in place, which suits ferry passengers and late arrivals.

Summary

The Hut Seafront Inn represents an attractive investment opportunity in a thriving tourism location. Its seafront position, operational simplicity, and established reputation offer a strong foundation for continued success. The addition of enhanced outdoor facilities and boutique-style room upgrades could elevate the guest experience and profitability further. With retirement prompting the sale, this business is primed for a new owner to build upon its success and enjoy both lifestyle and financial rewards on the picturesque Isle of Anglesey.







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