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Leisure Property Specialists

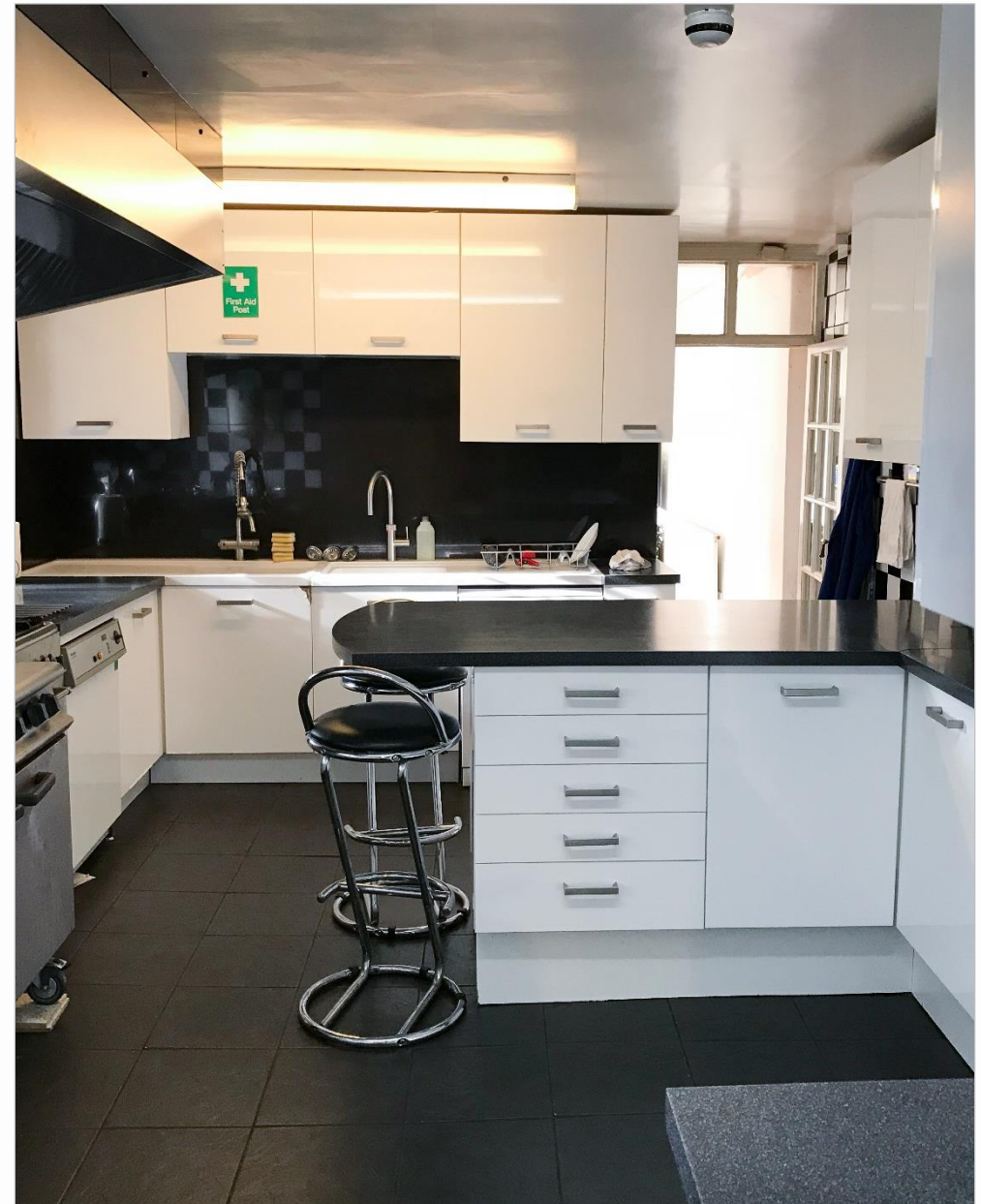
**Llandudno Hostel**  
14 Charlton Street,  
Llandudno, Conwy LL30 2AA

Tenure Long Leasehold  
Guide Price £495,000



## Summary

- 10 bed hostel in convenient town centre location
- 1 en-suite staff room (or additional guest bedroom)
- 2 further staff rooms
- Private garden
- Lounge
- Dining area (up to 50 covers)
- Profitable business - Turnover £145k. Adjusted NP circa £87k.
- [www.llandudnohostel.co.uk](http://www.llandudnohostel.co.uk)



## Location

Llandudno is one of the main coastal resorts in North Wales with easy access to the A55. It has many amenities that make it extremely popular including the sweeping promenade, the Pier, the Great Orme and the dry ski slope. Recent investment in the town includes a retail area adding to the resort's popularity.

Llandudno Hostel is conveniently located close to the Railway Station, the high street and main shopping area with amenities, including cafes and restaurants. It is a short distance to both beaches, the Victorian Promenade and Pier and the West Shore beach, a beautiful sandy beach with breathtaking views.

It is a short distance from the coach station and is just around the corner from the bus stop where local buses run to numerous places such as Colwyn Bay, Caernarfon, Conwy, Betwys y Coed, Bangor, Rhyl and Prestatyn.



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## Description

An end terraced on four storeys, with rendered and painted elevations beneath a pitched slate roof. Single storey extension beneath both flat and lean-to roofs.

Private parking space to the side, bike storage shed, small garden to the front and a rear private garden.

## Business

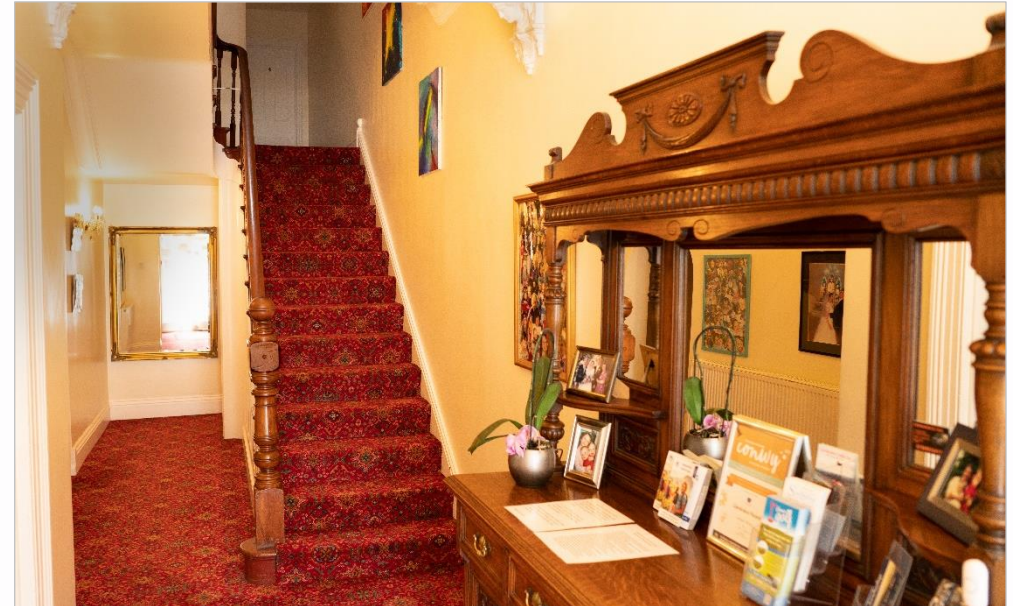
Our clients purchased the property in 2002 and extensive refurbishments have been undertaken, including re-wiring, replacing fire alarm system, re-decorating and re-designing of the business into a hostel style operation and growing the business into a profitable success with high repeat forward bookings.

Llandudno Hostel has excellent customer service and has won the Conwy Business Awards "Best for Customer Focus", been awarded consecutively global awards from Hotelscombined.com "Recognition of Excellence" with 9.1 review score across multiple platforms, Lux award and runner-up for "Budget with a Twist" Eviivo award.

They open all year round catering for both school groups, sporting groups, individuals and families. Offering bed & breakfast (continental style), however, for large groups, evening meals and full board can be provided. There are numerous restaurants and cafes close by.

Our clients are selling for family circumstances.

Clients accounts for the year end 31st March 2019 show a turnover of £145,441. After adding back depreciation, interest, loans, legal fees and wages (our clients are not hands-on in the business and employ managers), we have adjusted the net profit to approximately £87,000.



## Accommodation

### Ground Floor

Spacious entrance Hall with beautiful Victorian ornate floor tiles (currently covered by bespoke red patterned Axminster wool carpet), plaster detailing to the ceiling and crystal chandeliers.

Lounge which is carpeted with bespoke Axminster carpet, blue and gold curtains complete with swags and tails, 4 chesterfield sofas and a feature fireplace. Flat screen 55" t.v., D.V.D. player and sky box all included in the sale.

Toilet.

### Lower Ground Floor

Dining room with an oak wood laminate floor, set for 38 but can cater for up to 50.

Kitchen which is part stainless steel, part white Ikea units, equipped with a 6-ring commercial gas cooker and cooker hood, domestic cooker, commercial Liebherr fridge, warming oven, commercial dishwasher and domestic dishwasher.

Workroom with food storage and preparation areas, commercial Liebherr chest freezer, domestic Liebherr fridge, then Miele roller iron, table for folding washing and storage shelving.

Doors to garden and laundry. Laundry consists of belfast sink, commercial Miele washing machines (6.5kg and 10kg) and commercial Miele Dryer (8kg).

Garden is private and walled on 2 sides with natural boundary by the hostel on the other 2 sides.

There is a large wysteria on the East side of the building, lawned area, paved patio, rose bushes, bluebells and plenty of bedding planting. Access to shed which also leads through to the bike storage area and front carport. Rear gate for access to rubbish bins and back lane.

### Private Accommodation

Comprises of spacious living room, a cupboard which houses two Vaillant condensing boilers that service the property. Office area, desk, shelving and bookcase. Single story extension houses the utility workroom and laundry room (it may be possible to adapt or extend the lower ground floor subject to necessary planning regulations to make a self-contained apartment if so desired). Currently bedroom 2 is used as a staff bedroom but could be used as a letting room.

### Letting Rooms

All bedrooms carpeted in dark green Trellis Axminster carpet, interlined designer fabric curtains with stylish pelmets and each room having crystal chandeliers and white heritage style sinks with traditional style lever handles. There are 2 rooms on the ground floor (Room 2 - double and single with en-suite bath (sleeps 3). Room 3 - double and 2 x bunk beds, en-suite shower (sleeps 6)).

There are 4 rooms on the first floor (Room 4 - bunk beds, en-suite shower (sleeps 2). Room 5 - 4 x bunk beds, wash hand basin (sleeps 8). Room 6 - twin with wash-hand basin (sleeps 2). Room 7 - 4 x bunk beds, wash hand basin (sleeps 8). There are 2 communal shower rooms with Mira showers and easy to maintain tasteful wall and floor waterproof coverings.

There are 5 rooms on the second floor (Room 8 - bunk beds, en-suite shower (sleeps 2). Room 9 - bunk beds, wash hand basin (sleeps 2). Room 10 - 2 x bunk beds, wash hand basin (sleeps 4). Room 11 - 3 x bunk beds with wash hand basin (sleeps 6). Room 12 - 3 x bunk beds with shower cubicle and wash hand basin (sleeps 6). Communal WC and communal shower.

Over 3 floors there is a total of 11 bedrooms, however, Room 2 is used currently by a staff member until end of October when it becomes a letting room again. There are 2 further attic rooms (one built in wardrobe space) with a sink area that have restricted head height (which are currently used by staff members) and 2 useful under eaves storage areas.



## Tenure

Long Leasehold – on a 99 year lease from 2000 with a rent of £21 per quarter (£84 per annum).

## Licence

There is no premises licence.

## Business Rates & Council Tax

The property is in an area administered by Conwy Council and we are advised that the current rateable value is £4,400. Llandudno Hostel currently qualifies for small business rate relief scheme and thus currently pays no business rates, however personal council tax is paid (on Room 2 as a staff room) and falls within Band A.

## EPC

The property has an EPC rating of B.

## Services

We are informed that the premises benefit from all mains services.

## Floor Plans

Floor plans will be provided on request.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Viewing

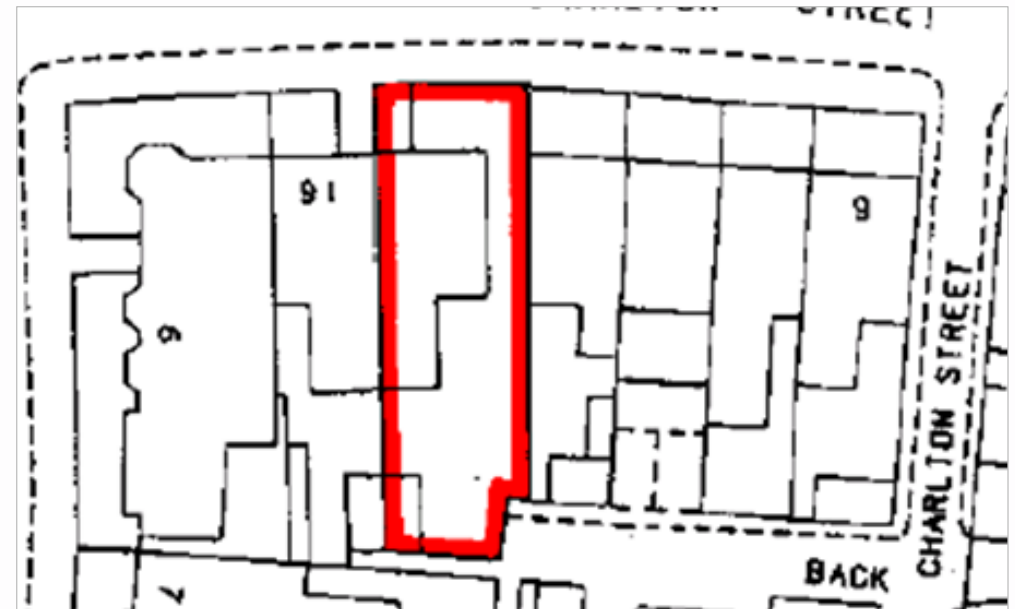
Strictly by appointment through Fleurets Manchester office on 0161 683 5445.

## Fixtures & Fittings

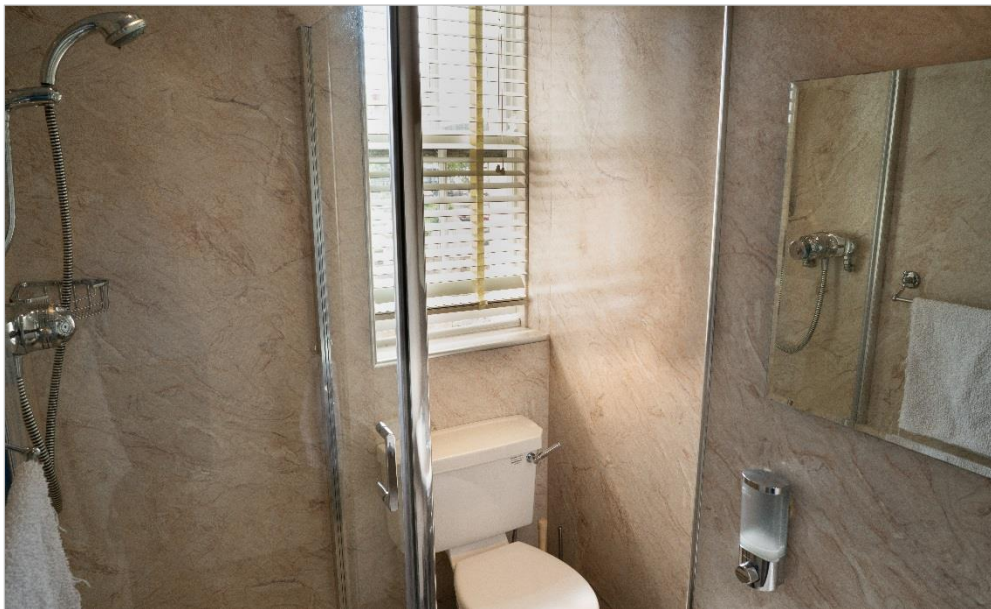
The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



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For further information please log onto [fleurets.com](http://fleurets.com) or give Lesley a call.



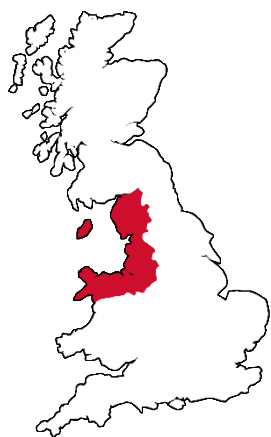
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