



DAFYDD HARDY
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COMMERCIAL
MASNACHOL

FOR SALE: £649,500

Beachside, 12 South Parade, Llandudno, Conwy LL30 2LN

Due to upcoming retirement plans, this is a rare opportunity to purchase the beautiful Beachside Guesthouse - an established and thriving 12-bedroom Victorian Grade II Listed, 4-star Bed & Breakfast located in the picturesque seaside town of Llandudno. Positioned on South Parade, the main link between Mostyn Street and the Promenade, the property enjoys views of the Great Orme, Llandudno Pier, and partial sea views. There is also a wealth of amenities including independent shops, supermarkets, a retail park, excellent transport links, and easy access to the A55 Expressway, making it a convenient location.

The guesthouse has been fully renovated and thoughtfully improved by the current owners, resulting in a very well-maintained and well-presented business. It also includes spacious 2 Bedroom owners' accommodation on the lower ground floor, complete with a private walled garden to the rear, while guests can enjoy a decked seating area at the front.

The accommodation is arranged over four floors. The ground floor consists of an Entrance Hall with Reception area and a stunning original wood staircase which rises all the way up to the third floor and convenient W/C. A spacious guest Lounge is present towards the rear with dual windows and a fire exit door, along with a generous guest Dining Room overlooking the front of the property. The first floor offers 4 Ensuite Bedrooms which consists of a front-facing super king/twin, a front-facing king, a rear-facing double, and a rear-facing twin. The second floor mirrors this layout with four further ensuite rooms consisting of a front-facing super king/twin, a front-facing king, a rear-facing double, and a rear-facing super king/twin. The third floor provides an additional four ensuite bedrooms made up of a front-facing super king/twin, a front-facing king, a rear-facing double and a rear-facing super king/twin. Each of the rooms and ensuites have been beautifully finished with modern fixtures and fittings throughout.

The lower ground floor is dedicated to the owners' accommodation, which includes a spacious Lounge with built-in shelves either side of the chimney breast, a commercial Kitchen used for preparing guests' breakfasts, 2 well-proportioned bedrooms, a walk-through Dressing Room with ample storage and a modern family Shower Room. To the rear of the property is a leased private car park offering 9 exclusive parking spaces for Beachside Guesthouse.

The business has an excellent reputation and is proud to have received the TripAdvisor Travellers' Choice Award for the last five consecutive years, placing Beachside within the top 10% of accommodation providers worldwide. With an average post-Covid turnover of £250,000, the guesthouse already performs exceptionally well, yet offers considerable potential for further growth. The current vendors have full planning permission and building approval to convert the attic space into further accommodation. Beachside represents a truly rare offering in one of North Wales's most sought-after locations. Opportunities like Beachside are exceptionally rare therefore early viewing is highly recommended.



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Accommodation

The premises provide the following approximate dimensions:-

ACCOMMODATION		
<u>Lower Ground Floor</u>		
Lounge	4.43m x 3.45m	(14'6" x 11'4") max
Kitchen	5.57m x 3.32m	(18'3" x 10'11") max
Bedroom 1	4.44m x 2.56m	(14'7" x 8'5") max. L-Shaped
Bedroom 2	5.69m x 1.76m	(18'8" x 5'9") max
Dressing Room	3.52m x 2.04m	(11'7" x 6'8") max
Shower Room	2.42m x 2.12m	(7'11" x 6'11") max
<u>Ground Floor</u>		
Breakfast Room	4.48m x 4.66m	(14'8" x 15'3") max
Guest Lounge	7.30m x 4.18m	(23'11" x 13'9") max
Wc	1.31m x 1.16m	(4'4" x 3'10")
<u>First Floor</u>		
Bedroom 1	4.46m x 4.11m	(14'8" x 13'6") max
En-Suite	2.50m x 1.22m	(8'2" x 4')
Bedroom 2	4.59m x 3.32m	(15'1" x 10'11") max
En-Suite	1.79m x 1.60m	(5'10" x 5'3")
Bedroom 3	4.19m x 3.27m	(13'9" x 10'9") max
En-Suite	2.16m x 1.15m	(7'1" x 3'9") max
Bedroom 4	4.21m x 4.02m	(13'10" x 13'2") max
E-Suite	2.20m x 1.43m	(7'3" x 4'8")

ACCOMMODATION		
<u>Second Floor</u>		
Bedroom 5	4.56m x 4.16m	(15' x 13'8") max
En-Suite	2.56m x 1.22m	(8'5" x 4')
Bedroom 6	4.66m x 3.33m	(15'3" x 10'11") max
En-Suite	2.13m x 1.72m	(7' x 5'8") max
Bedroom 7	4.18m x 3.38m	(13'9" x 11'1") max
En-Suite	2.13m x 1.12m	(7' x 3'8") max
Bedroom 8	4.20m x 4.15m	(13'9" x 13'7") max
En-Suite	1.77m x 1.53m	(5'10" x 5')
<u>Third Floor</u>		
Bedroom 9	4.57m x 4.15m	(15' x 13'7") max
En-Suite	2.61m x 1.18m	(8'7" x 3'10")
Bedroom 10	4.67m x 3.41m	(15'4" x 11'2") max
En-Suite	2.03m x 1.17m	(6'8" x 3'10")
Bedroom 11	3.40m x 3.25m	(11'2" x 10'8") max
En-Suite	1.93m x 1.19m	(6'4" x 3'11")
Bedroom 12	4.18m x 4.11m	(13'9" x 13'6") max
En-Suite	1.76m x 1.56m	(5'9" x 5'1")
<u>Fourth Floor</u>		
Attic Room	7.94m x 7.36m	(26'1" x 24'2")



Services: We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Directions: From our Llandudno office, turn left then right onto Trinity Avenue. At the crossroads, turn left onto Mostyn Street and continue through the town centre until the next roundabout. At the roundabout take the fourth exit onto North Parade and the property is located on the right-hand side. **What3Words: duty.shelved.openly**

Tenure: We have been informed the tenure is Leasehold on a 999 year lease from 1906, with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Ground Rent: Approx. £10 per annum.

Service Charge: Approx. £10 per annum.

Rates: We understand from our enquiries of the VOA website that the commercial premises have a **Rateable Value of £8,300**

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.

Energy Performance Rating: The property has the following EPC rating: N/A. See EPC report for full information.

Council Tax Band: This property is council tax band B.

Legal Cost/VAT: Each party will be responsible for their own legal costs incurred in this transaction. Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Money Laundering Regulations: We are obliged to verify the identity of any proposed purchasers/tenants once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering. This is a legal requirement.

Contact: Commercial Department
Tel: 01286 676760 / 01492 884484
Email: commercial@dafyddhardy.co.uk



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LOWER GROUND FLOOR
988 sq ft. (91.8 sq.m.) approx.

GROUND FLOOR
878 sq ft. (81.6 sq.m.) approx.

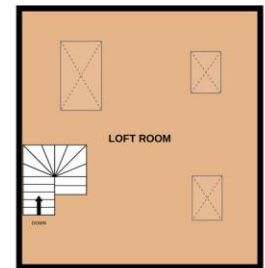
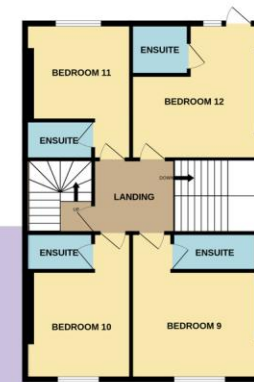
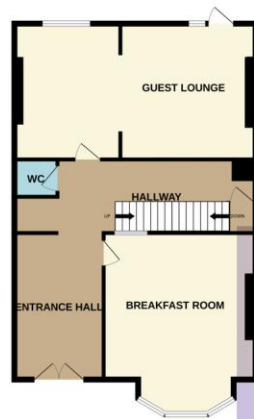
1ST FLOOR
877 sq ft. (81.5 sq.m.) approx.



2ND FLOOR
840 sq ft. (78.0 sq.m.) approx.

3RD FLOOR
843 sq ft. (78.3 sq.m.) approx.

4TH FLOOR
632 sq ft. (58.7 sq.m.) approx.



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