



## YHA Borth

Morlais, Borth, Ceredigion. SY24 5JS

Freehold £725,000

- Sea front Youth Hostel
- 11 Bedrooms (61 beds)
- Two self contained 3 Bedroom Flats
- Dining Room (50), Games Room, Catering Kitchen
- Attached Classroom Block
- Outbuilding & Car Park

Ref: 94774

**01981 250333**

**wales@sidneyphillips.co.uk**

 **Sidney  
Phillips**



## LOCATION

The iconic coastal resort of Borth stands on the Cardigan Bay coastline midway between the Dovey and the Ystwyth Estuaries some seven miles north of Aberystwyth. Borth is located on the Ceredigion coastal path and is a large village of approximately 1,500, which more than doubles during the summer months when the holiday parks, resorts and hotels are full of tourists. Borth is renowned for its sea front, with an extremely long stretch of sandy beach. This area is synonymous with outdoor pursuits for which this property's location is ideal. Borth is surrounded by two protected sites, the Cors Fochno Peat Bog which is immediately to the rear of the property and the magnificent Ynyslas sand dunes, part of the Dovey National Nature Reserve. The coastal path is popular with walkers, as are the adjacent Cambrian mountains and Snowdonia National Park.

The Youth Hostel occupies a substantial building of approaching 9,000 sq ft, known as "Morlais", an Edwardian house which was originally two separate dwellings constructed in 1908. The property was initially transformed into a Youth Hostel in 1952, and extended into the adjacent building in 1970. It is arranged across three storeys, on the sea front, with the top two storeys having sea views.

## TRADE AREAS

**GROUND FLOOR :** There are numerous service rooms, the largest of which is a two section DINING ROOM/ RESTAURANT with seating for up to 50. Two-section CATERING KITCHEN having non slip flooring and being fully equipped with a three section galvanised extraction canopy and a comprehensive selection of stainless steel catering equipment and work surfaces. Walk-in DRY STORE adjacent with dexion rack storage.

RECEPTION AREA/SNUG, GAMES ROOM with table football and pool table. Drying/Boot Room. Self catering KITCHEN for guests, with fitted units and non slip flooring. Linen Store, Workshop and spacious Utility Room.

## OWNERS ACCOMMODATION

### FLAT 1

**GROUND FLOOR :** Two interconnecting reception rooms to either side of the double fireplace with log burner. Domestic KITCHEN with fitted units. Private enclosed PATIO GARDEN.

**LOWER FIRST FLOOR :** BEDROOM 1 (small double).

**FIRST FLOOR :** BEDROOM 2 (double), BEDROOM 3 (small double). BATHROOM with wash basin, WC, shower and free-standing bath.

### FLAT 2

**GROUND FLOOR :** KITCHEN with fitted units. LOUNGE.

**LOWER FIRST FLOOR :** BEDROOM (small double) with wash basin.

**FIRST FLOOR :** BEDROOM 2 (double), BEDROOM 3 (single). BATHROOM with wash basin, WC and bath.

## LETTING ACCOMMODATION

The bedrooms are spread across two floors, accessed via two separate staircases. The rooms are individually named.

### FIRST FLOOR

"Aeron" sleeps six, having three bunks and a wash basin.

"Dysynni" sleeps six, having three bunks, en suite Shower Room and wash basin. View of the beach.

"Dyfi" sleeps four, having two sets of bunk beds.

"Elan" which sleeps four, having two bunks and an en suite Shower Room.

Off the first floor landing are three separate Shower Rooms and three WCs.

"Rheidol" which sleeps four in two sets of bunk beds. En suite Shower Room. Sea view.

"Severn" which sleeps four in two sets of bunk beds. Wash basin.

"Teifi" to sleep six, having three sets of bunk beds. Wash basin.

## SECOND FLOOR

"Mawddach" which sleeps six, having three bunk beds and the room has a wash basin.

"Leri" which sleeps eight, having three bunks and two single beds. Wash basin.

"Wye" which sleeps five, having two bunk beds and one single. Wash basin. Sea view.

"Ystwyth" which sleeps eight in three bunk beds and two singles. Wash hand basin.



## EXTERNAL

CLASSROOM BLOCK : Constructed in 1997 by the Centre for Alternative Technology as a Field Study Centre and used mainly by those visiting and studying the adjacent Peat Bog. The property has a pitched "living" roof, with a central roof lantern, running the full length of the building. Two classrooms, each 9m x 6m, Kitchen Area and three toilets. Good sized brick built OUTBUILDING, about 7m square, having a pitched tiled roof. Arranged in three sections providing a workshop and ample storage. Courtyard tarmacaded parking to the rear for approximately 12 vehicles.

Adjacent to the sea front is a seated garden area with "A" frame picnic style bench seats for over 50.

## THE BUSINESS

This property has been operated as a Youth Hostel since 1952 and has been in private ownership for the last decade. It still operates in conjunction with the YHA Enterprise Scheme, but could be run as a completely independent hotel or hostel if desired. Our clients accounts for the year ended April 2018 showed takings net of VAT of £116,765, with a gross profit of 75%. More recent accounts are expected shortly and we are advised these will show a similar level of trade. It should be noted that the business is closed for four months (November to February inclusive) although it sometimes opens for special parties.

## TENURE & PRICE

**FREEHOLD £725,000** to include goodwill and fixtures & fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

## LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between 10am and 2am Fridays and Saturdays, and 10am and 1am Monday to Thursday. However, there is no restriction for licensing hours for residents.

## SERVICES

Mains electricity, water and drainage are connected  
LPG gas tank  
Gas fired central heating

**Ceredigion County Council—01970 633253**

Rateable Value £10,750  
Business Rates Payable £4,783.45  
Council Tax Band B—£1,634.80



EPC Reference: N/A

## BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

## UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons

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