



The Whitehall Guest House

51 Cayley Promenade, Rhos-on-Sea, Colwyn Bay LL28 4EP

Freehold £580,000

- Conwy seaside resort
- Envidable seaside position
- Thirteen bedroom Victorian Guest House
- Three bedroom owners accommodation
- Restaurant/bar
- Retirement sale

Ref: 94975

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SP Sidney
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LOCATION

Rhos-on-Sea is a charming and friendly seaside resort in the county of Conwy, located between Colwyn Bay and Llandudno. The resort has great beaches, a promenade, cafés, unique shops and plenty of activities for locals and visitors to enjoy. Rhos-on-Sea provides easy access to Colwyn Bay Pier and the Victorian seaside town of Llandudno, as well as tourist attractions such as The Welsh Mountain Zoo, the Great Orme Tramway, the Isle of Anglesey and Snowdonia National Park. The town is served by junction 20 of the A55 North Wales Expressway.

This three storey, Victorian-era property is set in a prime and enviable location, enjoying stunning sea views. It is of three brick construction and render under a pitched slate roof and briefly comprises:

TRADE AREAS

ENTRANCE PORCH with parquet flooring leading to RECEPTION HALLWAY with LOUNGE AREA featuring sofa seating for 6 and check-in-desk. RESTAURANT which offers 26 covers and has carpeted floors, breakfast area and offers sea/promenade views.

RESIDENTS' BAR with laminate floors, feature fireplace, wooden BAR SERVERY and back bar, TV screens and sofa seating for 8.

OFFICE with WC offset.

Generous sized KITCHEN with Altro flooring. Well equipped and providing ample storage, multiple WASH and PREP areas and separate PREPARATION ROOM with access to small COURTYARD.

LAUNDRY ROOM/STORAGE ROOM.

OWNERS ACCOMMODATION

This is set over the second floor and features LOUNGE with access to rear CAR PARK, 3 DOUBLE BEDROOMS, KITCHEN and BATHROOM with bath and shower.

LETTING ACCOMMODATION

GROUND FLOOR

ROOM 11 - a standard DOUBLE room with sea views

FIRST FLOOR

ROOM 1 - DOUBLE room to the front of the building with panoramic views

ROOM 2 - DOUBLE room to the front with bay windows and sea views

ROOM 3 - DOULBE room with side sea view

ROOM 4 - standard DOUBLE room

ROOM 5 - STOREROOM

ROOM 6 - TWIN room

TOILETS and TWO STOREROOMS TO THE CORRIDOR

ROOM 7 - Small DOUBLE room

ROOM 8 - Annexe - a DOUBLE ROOM with access to CAR PARK

ROOM 9 - SINGLE room

ROOM 10 - DOUBLE room

SECOND FLOOR

ROOM 21 - Sea view room with DOUBLE and SINGLE BED

ROOM 22 - TWIN room

ROOM 23 - TWIN room

All rooms are EN SUITE with shower cubicles and offer TV and tea/coffee making facilities.

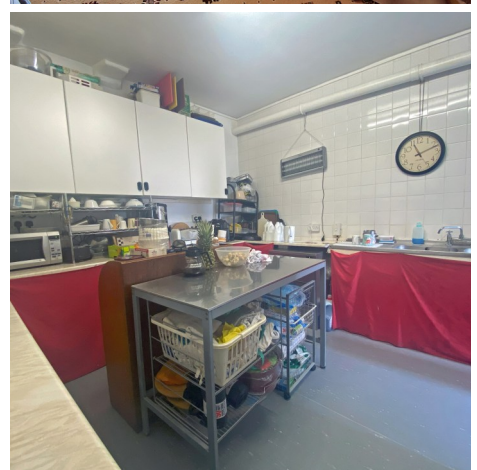
EXTERNAL

Private CAR PARK to the rear of the property for 4 vehicles.

To the front of the property is the beautifully presented TRADE GARDEN comprising raised decking area with seating for 20 and well maintained raised borders and lawns. The garden offers stunning sea and promenade views.

THE BUSINESS

Our clients have operated the business for nearly 25 years and have now decided to sell due to retirement. In recent times, The Whitehall Guest House has operated as a lifestyle business so there is huge potential to extend its trading hours, taking advantage of its prime location on the seafront. This small and friendly Guest House is 4* rated and boasts excellent reviews on Tripadvisor and Booking.com. It also has its own website: whitehall-hotel.co.uk. Room tariffs range from £60 to £110 per night (including bed and breakfast) and the business enjoys high occupancy levels in the holiday season. Full trade accounts can be made available upon request.



TENURE & PRICE

FREEHOLD £580,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

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

LICENCE

A full Premises Licence is held for the retail of alcohol.

Rateable Value as at 01 April 2023: £8,600

SERVICES

All mains services are connected.

Local Authority: Conwy Borough Council,
Bodlondeb Council Offices, Bangor Rd, Conwy
LL32 8DU



awaiting
epc

EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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