



Greylands Guest House

High Street, Llandrindod Wells, Powys. LD1 6AG

Tenure: Freehold

Price: £395,000

Ref: 87755

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Guest house in busy market town
- Victorian property in excellent location
- Well-appointed, with 7 letting bedrooms
- Residents' lounge and dining room
- Separate lower ground floor owners' suite
- Upgraded under current owners' tenure
- 'Way of life' business with scope to be more commercial

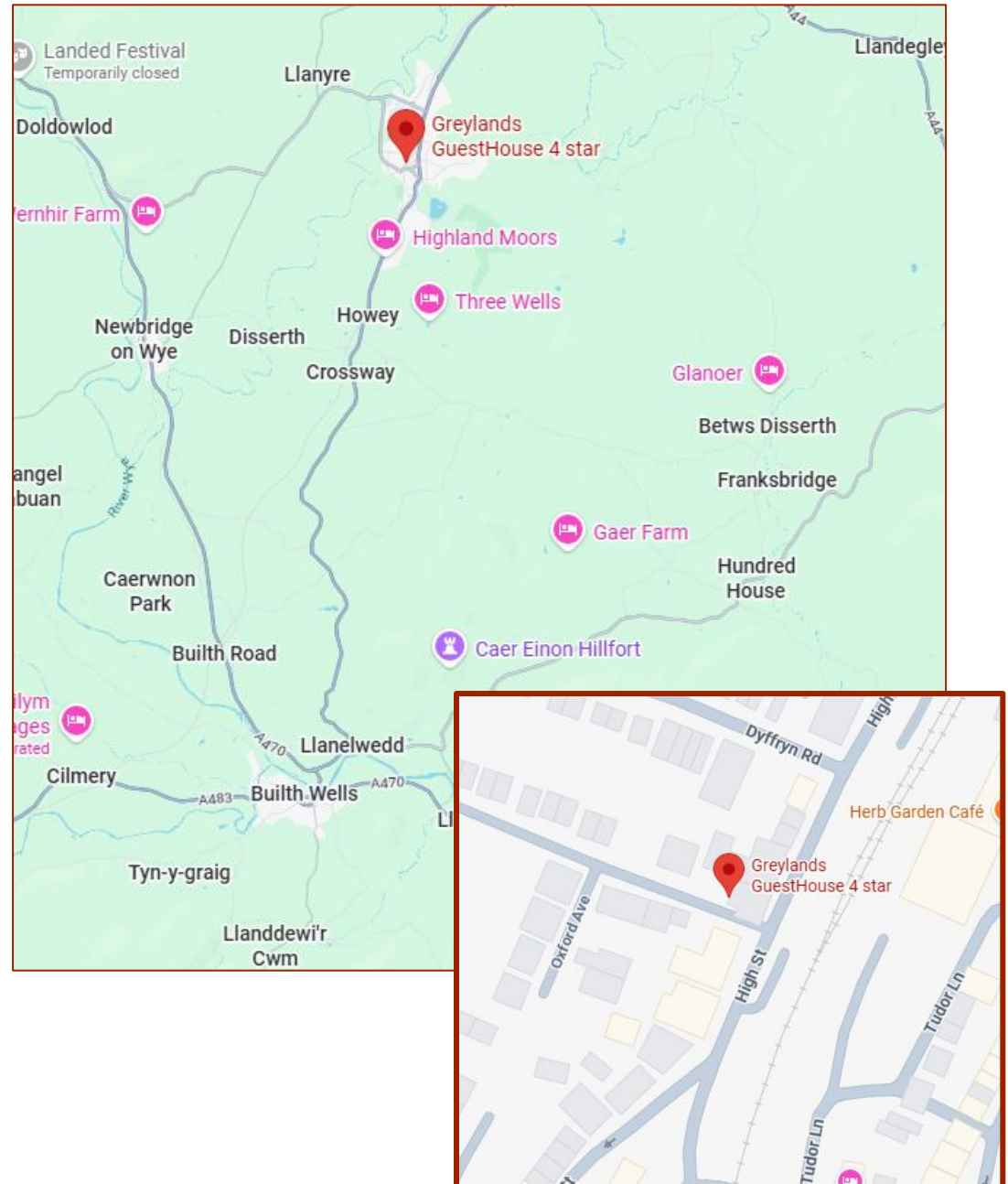
Location

The Victorian spa town of Llandrindod Wells was developed in the 19th century as a consequence of the healing quality of the local spring water. The water attracted a large number of visitors to the town, resulting in an economic boom which was particularly beneficial to the hotel and leisure industry. In the late 20th century, the town expanded further, having been selected as the headquarters for Powys County Council. This now ensures an excellent level of employment in the town, and a large number of visitors to the town carrying out business with the Council. Llandrindod Wells also acts as a commercial centre for the wider rural area and is used for entertainment and shopping. The town has a large number of Victorian properties which are celebrated during 'Victorian Week' which takes place annually during August.

Llandrindod Wells sits astride the main A483 and has good communication links to the nearby towns of Builth Wells, Newtown, Rhayader, Llangurig and beyond. Greylands Guest House is located on the high street in the centre of the town opposite the railway station, and all its amenities are within walking distance.

The Property

This impressive Victorian property is of red brick construction under a predominantly pitched slate roof and offers accommodation over four floors, providing a quality guest house which has undergone much renovation during our clients' tenure. It is presented in very good order throughout and will require little investment for the foreseeable future. Our clients operate the business to suit their requirements but are confident there is huge scope to increase trade if required.



Trade Areas

Spacious entrance lobby with internal doors to the trading areas. Comfortably furnished RESIDENTS' LOUNGE with excellent feature fireplace. DINING ROOM (12) enjoying wonderful views east of the town to the surrounding Powys countryside. KITCHEN, having a selection of modern base and wall units and appliances.

Owners' Accommodation

LOWER GROUND FLOOR

The owners' suite provides 2 DOUBLE BEDROOMS (alternatively double bedroom plus lounge). BATHROOM. CONSERVATORY with direct access to the rear garden.

Letting Accommodation

FIRST & SECOND FLOORS

7 WELL APPOINTED GUEST ROOMS all named after birds. Six of the bedrooms are en suite, with the seventh having its own private bathroom. All provide TVs, desks and tea/coffee making facilities.

THIRD FLOOR

A narrow staircase leads to a former BATHROOM (currently used for storage). Large STOREROOM with low door access.

External

To the rear is a small enclosed garden used by the guests for barbeques. Large, private GARAGE. Parking for three vehicles.

MORE IMAGES OF PROPERTY AVAILABLE AT REQUEST





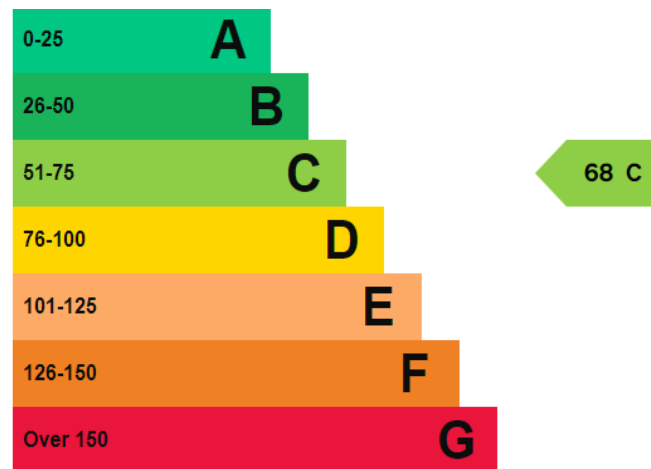
The Business

Since our clients purchased the business in 2017, they have invested heavily in the fabric of the building which is now presented in excellent order throughout and has seven quality letting rooms, all with a warm and homely feel. They have concentrated on attracting a strong level of repeat trade from local businesses, the Local Authority and the Health Service, and this is proving to be very successful.

The business is operated on a bed and breakfast basis and our clients only offer evening meals on request. They are sure this area of the business could be extended if required.

The business has achieved a 4* Wales Tourist Board rating and the rooms are let on a bed and breakfast basis with an average tariff of £89 for a single, £148 double and £180 family.

Accounts for the financial year ending 2024 are expected to show sales in the region of £68,000 exclusive of VAT.



EPC Reference: 7157-6327-4945-5928-4421

Tenure & Price

FREEHOLD £395,000 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. Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Services

All mains services are connected.

Local Authority: Powys County Council

Rateable Value as at 01 April 2026 : £5,000





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