



Castle Hotel

South Road, Aberystwyth, Ceredigion, SY23 1JW

Freehold £450,000

Ref: 91181

Contact:

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Overview

- West Wales Coastal Town Pub/Hotel
- Elegant Victorian Property of outstanding character
- Open plan feature Bar (60)
- 9 high quality en suite Letting Bedrooms
- Turnover £246,000 net of VAT (50% accommodation)
- For sale after 37 years in same owner's hands
- Retirement Sale

An attractive, three storey Victorian property of red brick construction with feature parapet roof line, which has a wealth of period charm including the most original style bars in the town.

Surprisingly, the property is not listed. It is an extremely well presented property, well maintained during our client's 35 years of ownership.





Location

The coastal university town of Aberystwyth stands at the central point of Cardigan Bay on the West/Mid Wales coastline. The town has a population of just over 18,000 but is boosted to 30,000 during university term time when the students are in occupation. Furthermore, due to tourism in the area, the summer months see a large influx of holidaymakers.

Whilst Aberystwyth is not the county town of Ceredigion, it is its biggest settlement and is the location of the main Council Offices and Dyfed Powys Police. Therefore beyond the economics of tourism and the university there is a natural level of indigenous commerce. Aberystwyth has a bustling town centre with an extensive hospitality industry, with visitors attracted in part by its feature Victorian promenade, seafront and pier. From its upper floors, the Castle Hotel has a view of the seafront towards South Beach, and is within a few hundred yards of the town's harbour and the mouth of the River Ystwyth.

Trade Areas & Letting Accommodation

Trade Areas

GROUND FLOOR : BAR with seating for 60+ customers, arranged around a CENTRAL BAR SERVERY. Seating and GAMES AREA. LADIES' and GENTLEMEN'S TOILETS. Extremely large CELLAR running the entire "footprint" of the property, having good ceiling height including three/four section BEER CELLAR, lockable wine and spirits cage and extensive storage. Delivery access from the side of the premises. It has always been considered that part of the cellar could be converted to provide kitchen facilities if required.

FIRST FLOOR : OFFICE (previously a letting bedroom with en suite facilities).

Letting Accommodation

FIRST & SECOND FLOORS : 9 high quality, en suite LETTING BEDROOMS (4 premium doubles, 2 super kings with sea views, 2 super king de luxe, 1 standard double). Four of the bedrooms are located on the first floor and five on the second floor.





The Business and Tenure

Licence and Services

The Business

Accounts for the year ended 31st March 2024 showed takings net of VAT of £246,000. Trade is split almost exactly 50% bar sales and 50% food sales and, due to the amount of accommodation income, a very healthy level of gross profit is achieved (73%). This is an extremely well presented, successful, well established pub and hotel located in this renowned seaside town. It is being sold purely because of our client's desire to retire.

Tenure

FREEHOLD £450,000 to include to include fixtures, fittings and goodwill. Stock at valuation in addition.

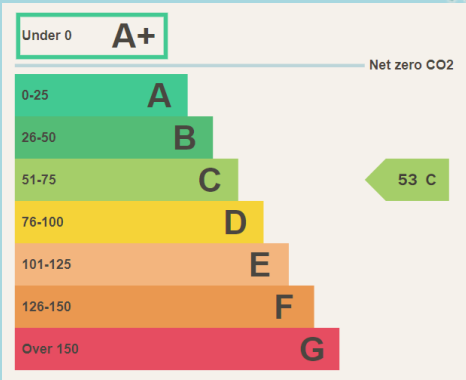
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licence

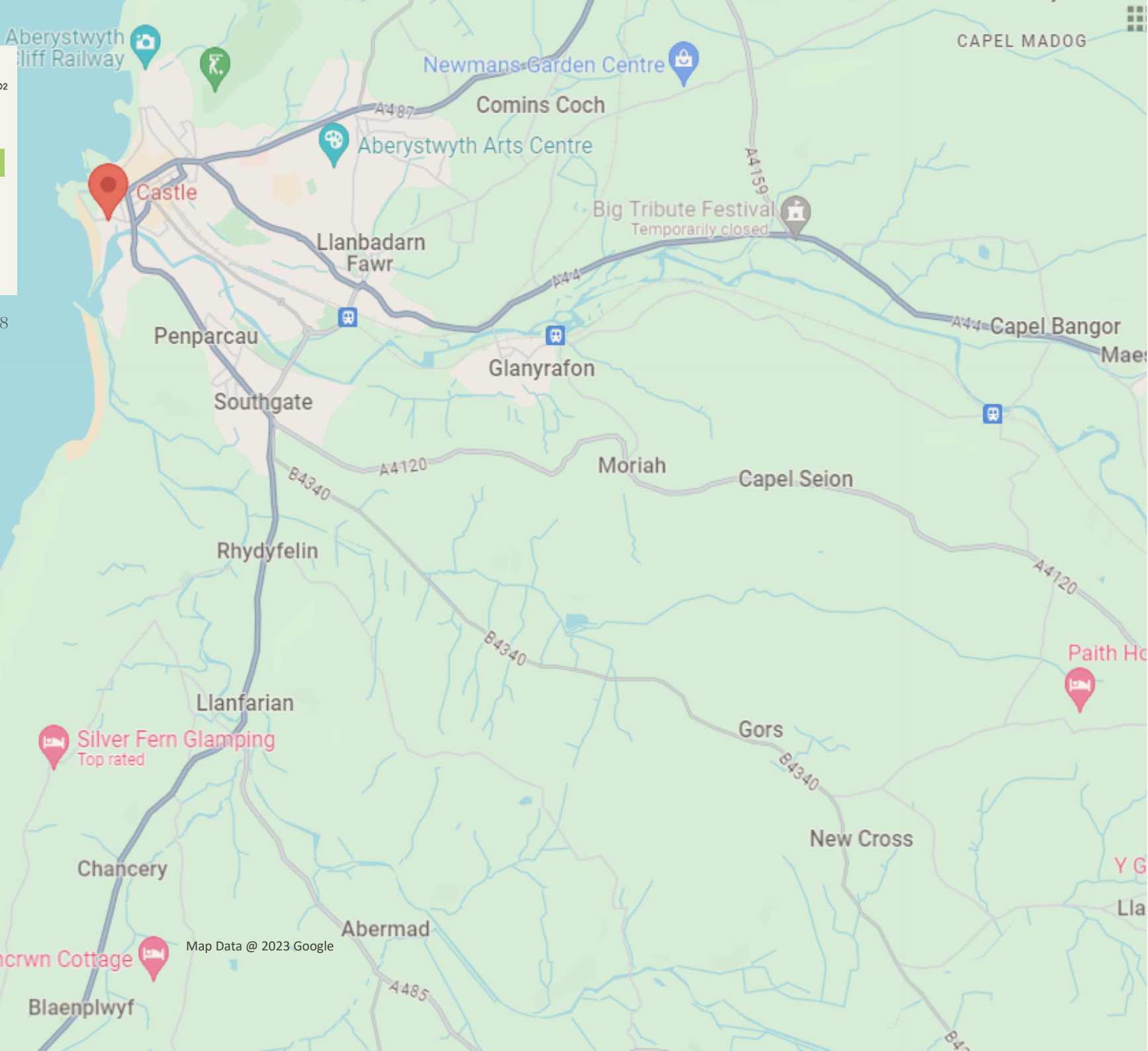
Under the terms of the Premises Licence the business is permitted to retail alcohol between 11 am and 2 am Sunday to Thursday and 11 am and 3 am Friday and Saturday.

Services

All mains services are connected. Gas fired central heating.



EPC Reference: 4295-5147-1809-8748-4828



Map Data @ 2023 Google

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