



Montpellier Hotel

Temple Street, Llandrindod Wells, Powys. LD1 5HW

Tenure: Freehold

Price: £399,950

Ref: 93216

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Substantial 11 Bedroom Hotel
- Two Bedroom Owner's/Manager's Flat
- Two Bars, Restaurant & Function Room
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- Trade Garden and Car Parking
- Currently closed

Location

The Victorian spa town of Llandrindod Wells lies on the main A483 trunk road, convenient for the A44 and A470, with the Royal Welsh Showground and the Town of Builth Wells approximately seven miles distant.

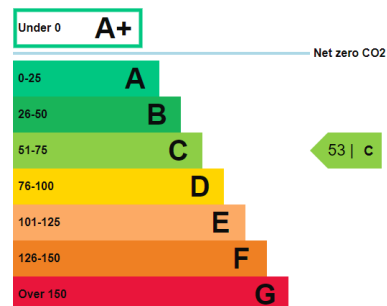
The town lies adjacent to the River Ithon which joins the River Wye at Builth, and is surrounded by picturesque countryside which helps to make this a popular tourist venue.

The Property

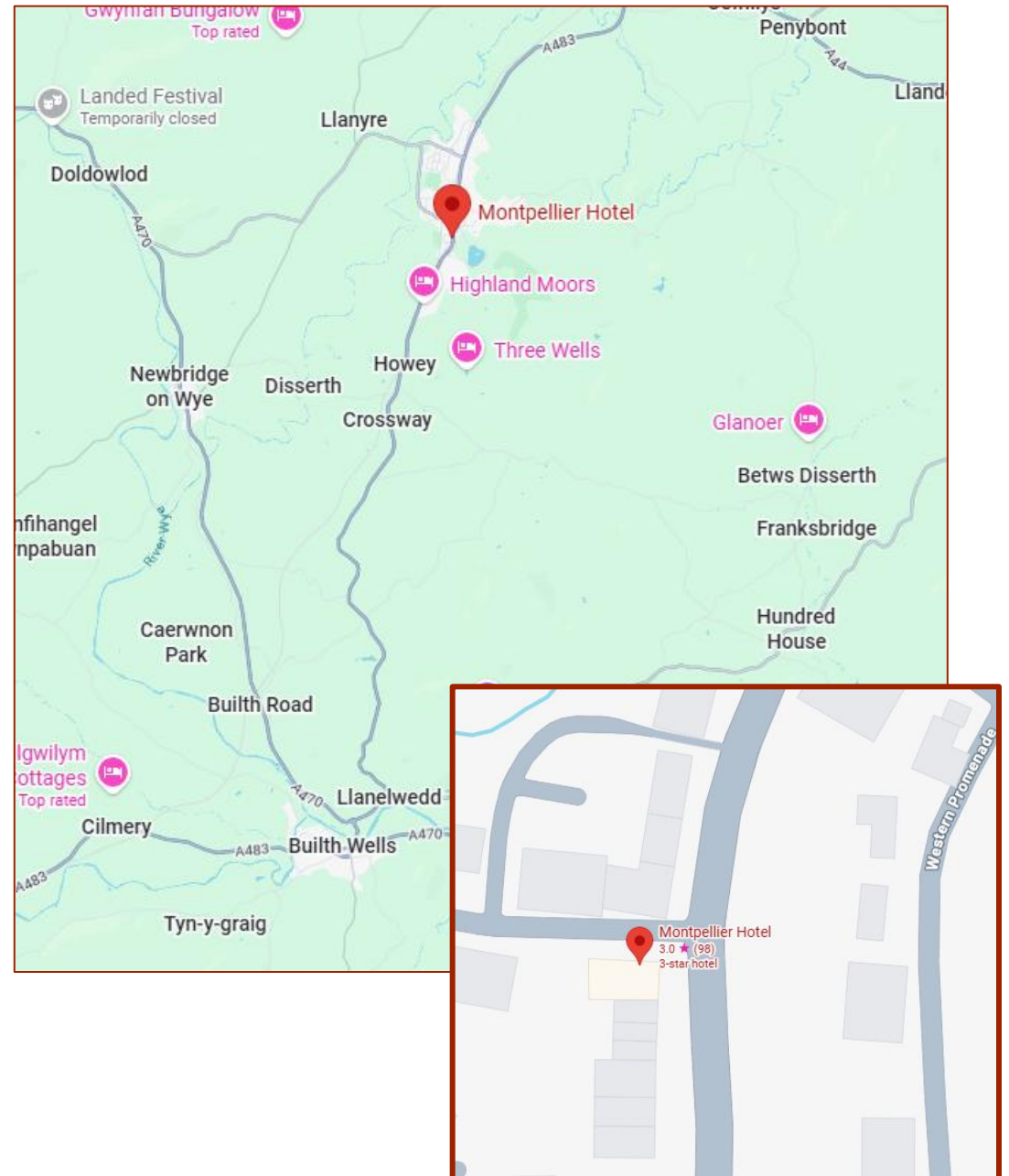
The Montpellier Hotel occupies a prominent corner position just south of the town centre, facing the main road. It is an elegant, stylish building arranged across five levels with feature rotunda corner which makes many interesting and delightful rooms within the building.

It is a substantial property and the business is currently closed. It is in need of some updating but was completely re-roofed in 2012, has a full fire alarm system and a current mains electrical certificate.

This property's current energy rating is C.



EPC Reference: 2742-2601-4351-3544-1098



Trade Areas

Entrance via entrance portico and tunnelled glass arch to the main entrance hallway, with the initial trading rooms beyond. The LOUNGE BAR is an attractive room with assorted seating for 25 or so customers and has its own fully equipped BAR SERVERY.

The RESTAURANT is still furnished, having loose chairs and tables for 30 customers. It is a very light and airy room due to its numerous windows.

LADIES' and GENTLEMEN'S TOILETS.

At lower ground floor level is a LOCALS' BAR which has parquet flooring and its own fully equipped BAR SERVERY. When fully furnished it can cater for approximately 25 customers.

At this level is a FUNCTION ROOM, refurbished in 2019, which has Amtico flooring throughout, BAR SERVERY and, when fully furnished, can cater for 40 customers. The room has feature antique brick walls. Additional LADIES' and GENTLEMEN'S TOILETS.

Located at upper ground floor is the CATERING KITCHEN with nonslip flooring, extraction canopy and a range of stainless steel catering equipment. PREPARATION ROOM adjacent. There is also a DRY STORE.

Owners' Accommodation

This accommodation is arranged across first and second floors, although there are split levels due to the geography of the site.

10 DOUBLE BEDROOMS (all en suite) including the feature "Montpellier Suite" which has an additional lounge area.





Letting Accommodation

This accommodation is arranged across first and second floors, although there are split levels due to the geography of the site. 10 DOUBLE BEDROOMS (all en suite) including the feature “Montpellier Suite” which has an additional lounge area.

External

PATIO AREA to the front of the property which when furnished and in good repair can seat 40 or so customers. There is a rear COMPOUND off which is the on level BEER CELLAR, GENERAL STORE and BOILER ROOM.

To the rear of the property is a tarmacadam CAR PARK with space for 18 vehicles.

The Business

The property was acquired by our clients as an investment some ten years ago and has subsequently been run by independent tenants.

Therefore our clients do not have any recourse to trading figures and prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

Licences

A Premises Licence is held permitting the retail of alcohol and live music between the hours of 11.00 am and 1.00 am.

Services

All mains services are connected and the property has the benefit of gas fired central heating in the bar areas. Independent convection heaters to the bedrooms.

Rateable Value : £10,200 as at 1st April 2026.



Tenure & Price

FREEHOLD £399,950 to include fixtures and fittings.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate of 20% on 90% of the price paid.

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

Viewing strictly by appointment only.





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Business Mortgages

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Utility Helpline

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