

Ref: SD 0271

## **Hotel for Lease - £23,000**

**The Llandudno Hotel, 10 Church Walks, Llandudno**



**Superbly appointed hotel situated on the junction of Upper Mostyn Street and Church Walks in a prominent and elevated position. Fully fitted and equipped**

**FOR SALE**

**£23,000 PER ANNUM**

**CALL US 01492 534881**

**St. Davids Commercial**  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

The property comprises 12 bedrooms all with en-suite facilities and all different in shape and size,

adding to the character of the building. The owners' living accommodation is self-contained with its own front door and private garden.

#### ACCOMMODATION:

##### GROUND FLOOR –

Access via a side door into;

BAR AREA: 20' 00" x 16' 00" – Circa 320 square feet.

LOUNGE: 17' 02" x 13' 02" – 220 square feet. With double panel radiator.

DINING ROOM: 25' 00" x 15' 00". Irregular in shape affording 28 covers with sea views.

Dumb Waiter leading down to;

KITCHEN: Fully fitted and equipped.

BEDROOM 1: 11' 01" x 10' 01" with 3 piece en-suite.

BEDROOM 2: 12' 03" x 10' 02" with en-suite shower room, W.C. and double panel radiator.

SEPARATE W.C.

##### FIRST FLOOR –

BEDROOM 3: 12' 03" x 10' 02" with 3 piece en-suite.

BEDROOM 4: 11' 01" x 10' 01" with 3 piece en-suite.

BEDROOM 5: 19' 10" x 14' 10". Queen sized bedroom with sea views. En-suite bathroom with shower, W.C. and pedestal wash hand and radiator.

BEDROOM 6: 12' 05" x 08' 05". Double room and double panel radiator. En-suite shower, W.C. and pedestal wash hand basin.

BEDROOM 7: 14' 00" x 12' 08" with 3 piece en-suite.

½ LANDING: Linen Room.

##### SECOND FLOOR –

BEDROOM 8: 13' 05" x 13' 02" with en-suite facilities.

BEDROOM 9: 12' 01" x 08' 01" with en-suite, W.C. and wash hand basin.

BEDROOM 10: 19' 01" x 11' 09". Corner bath, wash hand basin and W.C. with beautiful views.

BEDROOM 11: 13' 03" x 10' 01" with 3 piece en-suite.

BEDROOM 12: 12' 10" x 08' 08" with 3 piece en-suite.

#### OWNERS ACCOMMODATION –

LOUNGE: 13' 00" x 12' 04".

BEDROOM 1: 23' 04" x 11' 08" with 3 piece en-suite. W.C. and wash hand basin.

KITCHEN: Shared with hotel.

Dumb Waiter to;

DINING ROOM: 22' 07" x 11' 07". Fully fitted.

LAUNDRY ROOM: 10' 06" x 09' 06". Access to Outer Cellar and separate access to side.

OUTSIDE: Well stocked and mature gardens.

EPC RATING C – Expires on the 15th November 2031

To Let £23,000 per annum

Premium £50,000

*St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it. MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. May 2024. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.*



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