

MOUNT STEWART HOTEL

45 Cayley Promenade, Rhos on Sea, North Wales





An exceptional 58 bedroom hotel overlooks the bay in the seaside town of Rhos on Sea. The hotel features restaurant, bar, kitchen, function room and living room. The bedrooms provide comfortable en-suite accommodation.

Llandudno - 4 miles (Circa 13 minute drive)

Snowdonia National Park - 18 miles
(Circa 30 minute drive)

Welsh Mountain Zoo - 1.5 miles (Circa 4 minute drive)

Conwy Castle - 5 miles (Circa 9 minute drive)



LOCATION

Mount Stewart Hotel is located in the centre of Rhos on Sea, a popular seaside town in North Wales approximately 4 miles east of Llandudno. The hotel overlooks the bay in Rhos on Sea and is easily accessible from the A55 North Wales Expressway which provides quick links to Manchester, Liverpool and the motorway network.

LOCAL ATTRACTIONS

The area boasts a number of local attractions including Conwy Castle, Welsh Mountain Zoo and Snowdonia National Park which offers a wealth of rambling opportunities.

DESCRIPTION

The hotel is an attractive four storey building of traditional brick construction set beneath a pitched slate roof and uPVC fenestration. There are 58 en-suite bedrooms, each providing modern and comfortable accommodation.

To the right of the hotel reception is a bar which benefits from booth seating and has approximately 100 covers. The bar leads to the function room which can accommodate approximately 60 persons. To the left of the hotel reception is the restaurant which provides comfortable dining accommodation and has approximately 100 covers. There is also a living room leading from the reception.

The property also features patio area to the front of the hotel which benefits from views over the coast and provides the opportunity for alfresco dining.

HOTEL BAR AND RESTURANT

The hotel bar is located to the front of the hotel and provides informal accommodation with superb views of the coast and approximately 100 covers.

The restaurant provides good quality formal dining accommodation totalling approximately 100 covers. The dining room benefits from good natural light.

KITCHEN

The hotel benefits from a large fully fitted commercial kitchen.

ACCOMODATION

The Mount Stewart Hotel has 58 en-suite letting bedrooms as follows:

- 15 Singles
- 19 Doubles
- 17 Twins
- 5 Family Rooms
- 2 Suites

All rooms have been decorated to a good standard and include an en-suite and tea and coffee making facilities.

The upper floors can be accessed via two passenger lifts, serving all floors.

SITE

The site area totals approximately 0.419 acres (0.170 hectares).

BUSINESS

The business trades as a resort hotel with a good mix of leisure trade and coaching trade. The business has traded consistently over the past 5 years.

Detailed financial information is available to parties following the signing of a Non Disclosure Agreement.

VIEWINGS

Strictly by appointment with Savills.



ADDITIONAL INFORMATION

The Mount Stewart Hotel website can be accessed at:
www.mountstewarhotel-rhosonseaco.uk.

BUSINESS RATES: The hotel is listed within the 2010 rating list with a rateable value of £46,000. The current Uniform Business Rate for the 2015/16 year is £0.482.

EPC: Available on request.

FIRE CERTIFICATE: We are advised that the property holds a current Fire Risk Assessment in accordance with the Regulatory Reform (Fire Safety) Order 2005.

LICENCES: We are advised that the hotel operates with a premises licence.

SERVICES: We are informed that the property is connected to mains drainage, water, gas and electricity.

TENURE: Freehold

PRICE: Upon application to the vendor's sole agents.

POSTCODE: LL28 4EP

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