

FOR SALE

THE BULKELEY HOTEL

19 Castle Street, Beaumaris, Isle of Anglesey, North Wales, LL58 8AW

**GRAHAM
SIBBALD**



- **Freehold Independent Georgian Purpose Built Hotel**
- **43 Individually Styled En-Suite Bedrooms and Suites**
- **Prominent Unrivalled Location**
- **Panoramic Views of the Menai Strait and Snowdonia Mountains**
- **Impressive Ballroom for Functions and Events (100)**
- **Bar, Lounge, Coffee Shop**
- **2 Restaurants**
- **Scope to Re-Position and Develop the Business**



INTRODUCTION

Graham + Sibbald are delighted to offer the impressive 43 bedroom Bulkeley Hotel for sale for the first time in more than thirty years.

The Hotel was built in 1832 as a Georgian showpiece by Sir Richard Bulkeley, a wealthy Anglesey land owner who commissioned the building for the purpose of a visit for the 13 year old Princess Victoria for the Royal Beaumaris Eisteddfod and Regatta in 1832.

The property is unusual in that on one side it fronts onto Beaumaris High Street in the heart of the town and on the other side the hotel enjoys panoramic views of the Menai Strait and the Snowdonia mountains beyond.

The business benefits from a wide range of various income streams given the considerable trading areas with the hotel and given this, it is conceivable that there is scope for an incoming purchaser to make use of unused space and perhaps re-position the business.



The property comprises a Neoclassical hotel of Ashlar stone to the main elevations with slate roof behind coped gables and some areas with flat roof covering.

The hotel was acquired by our clients in 1989, who have decided to sell the hotel for retirement reasons. The hotel retains much of its original charm and character but benefits from modern day comfort and amenities.

We believe that the hotel is likely to be of interest to a wide range of potential buyers including individual, regional and multiple operators, as well as national operators, boutique/wedding venue operators in addition to speculators and investors looking to acquire a trophy asset in a prime trading location.

LOCATION

Unusually the hotel is situated on both Beaumaris High Street (A545) and also Alma Street to the rear of the property. The high street offers a wide range of cafes, bars, restaurants, shops and boutiques. The hotel is less than 0.25 of a mile from the 13th Century Beaumaris Castle which is ranked as a world heritage site.





The hotel is surrounded by many attractions and scenic countryside for guests to explore:

Attraction	Distance (Miles)
Bangor Station	7
Llanfairfechan Station	7
Caernarfon	13
Zipworld at Penryhn Quarry	13
Caernarfon Airport	21
Conwy	23
Deganwy	25
Mount Snowden	25
Llandudno	28
Surf Snowdonia	30
Chester	70
Liverpool John Lennon Airport	90
Manchester Airport	96

PUBLIC AREAS

The property is approached by an entrance lobby fronting the A45 leading to a reception lounge with access to ground floor trading areas and with an impressive staircase to the upper floors of the hotel.

Lounge Bar and Grill with feature bar servery and seating for 30 guests.

Hansom's Restaurant is a charming a la carte 60 cover restaurant named after the hotels architect Joseph Hansom, who designed around 200 buildings across Britain but was most renowned for his invention of the Hansom horse drawn cab which dominated the streets of Victorian Britain.

The Coffee House Lounge which incorporates the Hotel Residents' Lounge features a servery with comfortable chesterfield sofas and chairs for 44 guests.

The Bulkeley Ballroom is an impressive elegant suite for weddings, banqueting and events for up to 100 guests at tables or 120 guests theatre style. The ballroom has high ornate plaster ceilings and chandeliers with traditional decor and the benefit of air conditioning, a dance floor and a private bar. The ballroom has a feature bay window with panoramic views of the Menai Strait and the Snowdonia mountain range beyond.

Llewellyn Suite is the dog friendly dining area which can seat up to 30 guests and their pets.

There is a beauty salon and separate hair salon which are individually occupied by a local beautician and hairdresser under a licence agreement.





LETTING BEDROOMS

The hotel provides 43 individually styled en-suite bedrooms. All bedrooms are well maintained and include a flat screen digital television, complementary hospitality tray and a hairdryer. The hotel offers a range of accommodation comprising:

Room Category	Quantity
Pod	1
Cosy Double	10
Comfortable Double	4
Inland Classic King / Twin	9
Inland Suite King / Twin over two floors	1
Comfortable Sea View Double	7
Club Sea View King / Twin / Family	4
Four Poster Sea View Double	2
Luxury Sea View Double	4
Suite Sea View King / Twin	1
Total	43

OWNERS/STAFF ACCOMMODATION

The hotel benefits from two apartments on the fourth floor. The owners flat comprises a sitting room, 2 bedrooms and a bathroom, while the additional staff/manager's flat comprises 1 bedroom, a fully fitted kitchen and a bathroom.





ART GALLERY

The hotel has an art gallery where local artists hold exhibitions and display their work for guests to enjoy.

ANCILLARY AREAS

The Bulkeley Hotel has a wide range of back of house facilities and amenities to help with the day to day running of the business including:

- Commercial catering kitchen with wash-up area, cold store and dry store
- Beer, wine and spirit cellar
- Laundry and linen store
- Housekeeping stores
- Administration office
- Male, female and disabled WCs
- 3rd Floor - a number of attic rooms for storage
- Extensive basement area including a former gymnasium as well as a number of other rooms which are currently unused providing the opportunity for further business development.
- Boiler room





EXTERNAL AREAS

We understand that the property occupies a total site area of approximately 0.65 acres (0.26 Hectares). To the rear of the hotel there is a tarmac car park for which is lined for 25 cars though we understand from our clients that there is space for a total of 30 cars.

There are landscaped areas of garden and an outside terrace for alfresco drinking and dining in the summer months.

SERVICES

At the time of our inspection, the property was connected to mains electricity, gas, water and drainage.

TRADING INFORMATION

Accounts provided by our clients show a net turnover of £1,913,257 for the YE 2022 with gross profit of £1,340,160. Further information will be made available to seriously interested parties upon request and upon receipt of a completed and signed non disclosure agreement (NDA).

STOCK IN TRADE

The stock in trade is to be purchased in addition to the selling price at cost and at the valuation upon the day of completion.

FIRE RISK ASSESSMENT

Our clients has advised that a suitable and sufficient fire risk assessment has been carried out under the Regulatory Reform (Fire Safety Order 2005).

BUSINESS RATES

The business rates are payable to the Isle of Anglesey Council. We understand that the rateable value for the year commencing 1st April 2023 is £5,000 (currently subject to a 50% reduction for NDR relief)

PLANNING

We are advised that the property has a valid consent for its current use. However, we would advise interested parties to make their own enquiries with the local planning authority (Isle of Anglesey Council) in this regard.

FIXTURES FITTINGS + EQUIPMENT

We are advised that all of the fixtures, fittings and other items associated with the running of the business will be included in the sale. Purchasers should satisfy themselves that all equipment is in full working order before completion.

FURTHER INFORMATION

Further information can be found on the hotel website at: www.bulkeleyhotel.co.uk

TENURE/ASKING PRICE

Offers in excess of £5,000,000 are invited for the freehold interest in The Bulkeley Hotel as a going concern business.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly via a prior appointment through the owners sole agents Graham + Sibbald.

Under no circumstances should any party make a direct approach to the business, the staff or the management of the hotel.

To arrange a viewing please contact:



Martin Davis
Partner

Martin.Davis@g-s.co.uk
07840 022 259



Hugh Anderson
Partner

Hugh.Anderson@g-s.co.uk
07970 690 344

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: April 2023

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

