

*An iconic local hotel, public house and landmark building. Aberystwyth. Cardigan Bay - West Wales.*



**Castle Hotel, South Road, Aberystwyth, Ceredigion. SY23 1JW.**

**£450,000**

**Ref C/2384/RD**

\*\*Freehold town centre hotel and public house\*\*Landmark Victorian building\*\*Positioned in the largest strategic town in Mid Wales in Aberystwyth on Cardigan Bay\*\*A renowned historic town building of local significance\*\*Victorian period character features\*\*Impressive 9 bedroom hotel with managers accommodation (Potential for more bedrooms)\*\*Immaculately presented and maintained\*\*Excellent road frontage onto South road and within a short walking distance to beach, marina and harbour side\*\*Excellent local support\*\*Oozing grandeur with imposing street presence\*\*For sale for the first time in 35+ years\*\*Retirement sale\*\*

The property is situated within Aberystwyth town centre offering a good level of local and national services including university and supporting educational facilities, Welsh Government and Local Authority regional offices, retail parks, industrial estates, excellent public transport connectivity, network rail connections, regional hospital and the town being the main tourist destination along the Cardigan Bay coastline within Mid Wales



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## GENERAL

An immaculately presented and iconic town centre hotel and public bar, set within Aberystwyth town centre with a prominent location along South road, nearby to the harbour side and marina.

Aberystwyth town centre is now becoming the most prominent commercial area within the mid Wales region.

The building is finished in red brick and boasts various Victorian features including elaborate decorative features, bay windows, original staircases and windows frames etc

The property has been subject to refurbishment in the last 12-15 years with no expense spared in maintaining the external and internal appearance and presentation of the building.

The building is split across three floors with immaculately presented, high quality en suite bedroom suites with some enjoying a wonderful outlook over the adjoining street scene and coastline.

The property enjoys a prominent location along a busy area of the town enjoying support from students, tourists and locals alike.

## BUSINESS ACCOUNTS

Business accounts are available for those with a bona fide interest who have first of all visited the property.

## MID WALES GROWTH DEAL

Aberystwyth is a focus in the Mid Wales Growth Deal which plays a key role in tackling economic recovery and growth in the Mid Wales economy with the aim of supporting job creation and increasing productivity in the wider societal and environmental ambitions.

In December 2020 both the Welsh and UK Government confirmed 110 million growth deal with Ceredigion and Powys County Councils. The total capital investment is aimed

to be:

\* £280 million - £400 million pounds

\* With the intention of adding 1100 - 1400 net additional FTE jobs

\* £570 million - £700 million in net additional Gross Value Added

The availability of Cambrian Chambers within this town regeneration will present a key opportunity to be part of this exciting regeneration of Aberystwyth.



## THE ACCOMMODATION

Provides more particularly as follows -

## GROUND FLOOR

### Main Bar

35' 8" x 30' 6" (10.87m x 9.30m) accessed via two glass panel original covered porch with glass panel doors into main bar area with 20' bar with seating, 17 separate bar pumps, range of under counter glass and bottle fridges, range of shelving, 'Prodis' glass washing machine, stainless steel sink and drainer, ice machine, fitted shelving to bar, 3 x radiators. Double fronted with dual aspect windows to side streets.





### **Inner Hallway**

With access to - Gents w.c.'s. External door to refuse yard.

### **Gents W.C.**

with urinal, single wash hand basin, radiator, w.c. cubicle, 'Dyson' air blade hand dryer, fully tiled walls and flooring,



### Side Hallway

with access to hotel reception area and also cellar.

### Fully Refurbished Cellar Area

With tanked walls.

Room 1 6'9" x 12'8" with access to gas meter, dry store area.

Room 2 7'4" x 8' with dry store.

Hallway to - Cellar Room 9'6" x 18'5" with 5'9" ceiling height with beer chiller/cooler and gas storage.

Cellar Room 2 14'4" x 10'7" with 'J&E Hall' Chiller prepared for beer pumps and barrels.

Cellar Room 3 12'1" x 20'6" with external drop shaft for beer, electric connection. Connecting to -

Cellar Room 4 11'2" x 11'9" a dry store with racked shelving.



## Hotel Reception Hallway

Accessed from a separate glass door from the adjoining street with patterned quarry tiled flooring. Access to the bar and toilet area and female w.c.



## Female W.C.

With storage cupboard. 2 x w.c. cubicles, double wash hand basin, 'Dyson' air blade hand dryer, side window, tiled flooring, radiator.



## FIRST FLOOR

### Landing

11' 6" x 15' 1" (3.51m x 4.60m) accessed via original staircase with windows to front and rear allowing excellent natural light, radiator, storage cupboard. Access to office and all bedrooms.



### Office

14' 9" x 7' 8" (4.50m x 2.34m) with window to front, multiple sockets, laminate flooring, cctv point. Inner door leading to -

### Utility Room

With under larder appliance space, side window.

### Inner Landing Area

With access to 4 bedrooms at this point viz -



### Bedroom 1

10' 5" x 12' 6" (3.17m x 3.81m) a luxurious double bedrooms suite with side window, fitted wardrobe unit, wall lights, multiple sockets, tv point, side dressing table. Steps up to -



### En Suite

6' 8" x 6' 4" (2.03m x 1.93m) with a corner enclosed fully tiled shower unit, single wash hand basin, towel rail, w.c. slate flooring, fully tiled walls.



### Bedroom 2

17' 8" x 9' 6" (5.38m x 2.90m) 17' 8" x 19' 6" (5.38m x 5.94m) a luxurious double bedroom suite being one of the feature rooms within the hotel, enjoying a corner position with dual aspect windows towards the beach, feature wall lights, multiple sockets, radiator, tv point, dressing table, fitted wardrobes, window seat enjoys views.



### En Suite

6' 8" x 6' 8" (2.03m x 2.03m) with an enclosed tiled corner shower, w.c single wash hand basin, heated towel rail, slate flooring, fully tiled walls.



### Bedroom 3

12' 10" x 20' 0" (3.91m x 6.10m) a large double bedroom suite with window to front, multiple sockets, radiator, feature wall lights, storage cupboards, 2 x radiator, dressing table, tv point.



### En Suite

6' 9" x 7' 4" (2.06m x 2.24m) with an enclosed tiled corner shower, w.c single wash hand basin, heated towel rail, slate flooring, fully tiled walls.



### Bedroom 4

11' 6" x 13' 4" (3.51m x 4.06m) (max) a double bedroom, 2 windows to side, tv point, multiple sockets, radiator, fitted cupboard, space for dressing table.



### En Suite

4' 9" x 7' 2" (1.45m x 2.18m) with an enclosed tiled corner shower, w.c single wash hand basin, heated towel rail, slate flooring, fully tiled walls.



## SECOND FLOOR LANDING

### Bedroom 5

11' 1" x 11' 4" (3.38m x 3.45m) a large double bedroom suite with window to front, multiple sockets, radiator, feature wall lights, storage cupboards, 2 x radiator, dressing table, tv point.



### En Suite

6' 1" x 7' 1" (1.85m x 2.16m) with an enclosed tiled corner shower, w.c single wash hand basin, heated towel rail, slate flooring, fully tiled walls.



### Bedroom 6

15' 5" x 18' 7" (4.70m x 5.66m) a feature luxurious double bedroom suite enjoying a corner position with feature pot hole window enjoying views towards the coast, side window, multiple sockets, tv point, radiator, fitted cupboards.



### En Suite

6' 6" x 8' 0" (1.98m x 2.44m) with an enclosed tiled corner shower, w.c single wash hand basin, heated towel rail, slate flooring, fully tiled walls.



### Bedroom 7

11' 9" x 9' 5" (3.58m x 2.87m) a large double bedroom with 2 windows to suite, multiple sockets, radiator, fitted cupboards multiple sockets, dressing table, tv point.



### En Suite

6' 2" x 7' 3" (1.88m x 2.21m) with an enclosed tiled corner shower, w.c single wash hand basin, heated towel rail, slate flooring, fully tiled walls.



### Bedroom 8

10' 8" x 16' 6" (3.25m x 5.03m) (max) a double bedroom, 2 velux roof lights over, dressing table, multiple sockets, radiator, fitted cupboards.



### En Suite

3' 9" x 7' 2" (1.14m x 2.18m) with an enclosed tiled corner shower, w.c single wash hand basin, heated towel rail, slate flooring, fully tiled walls.



## MANAGERS APARTMENT

(Having potential for additional bedroom space) Access from the second floor landing. Provides -

### Inner Hallway

With access to loft.

### Kitchen

7' 5" x 7' 9" (2.26m x 2.36m) with a range of oak effect base and wall units, stainless steel sink and drainer with mixer tap, tiled flooring, side windows, sink and drainer.



### Bedroom

10' 1" x 14' 8" (3.07m x 4.47m) a double bedroom, side window, 2 fitted cupboards, radiator, dressing table.



### En Suite

5' 3" x 7' 1" (1.60m x 2.16m) with an enclosed corner shower, single wash hand basin, w.c.

### EXTERNALLY

#### To the Front

The property is approached via South road with the property wrapping around to the side of the street.





## To the Rear

An enclosed refuse yard located just to the side of the mens w.c.

## MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## Services

The property benefits from mains water, electricity and drainage. Mains gas central heating.

Tenure - Freehold.

Local Authority - Ceredigion County Council.

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** On Street.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

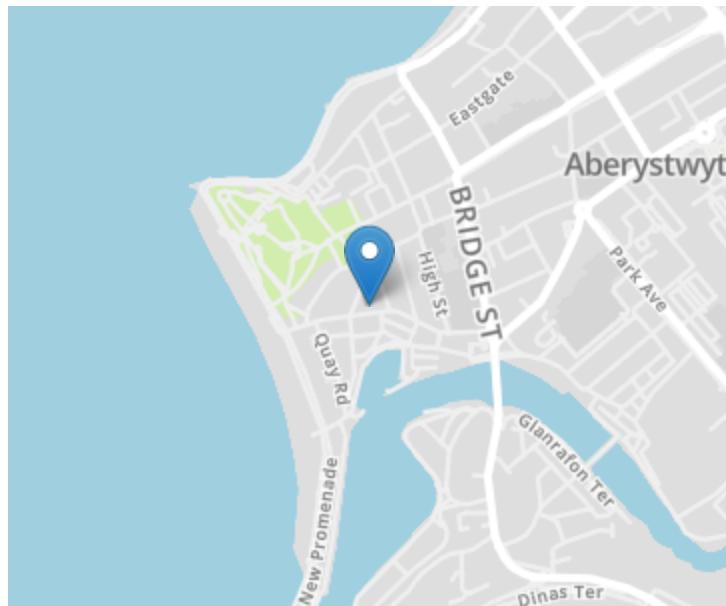
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



#### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A 0-25**

**B 26-50**

**C 51-75**

**D 76-100**

**E 101-125**

**F 126-150**

**G Over 150**

**53** This is how energy efficient the building is

Less energy efficient

#### Directions

From South Marine Terrace head onto South road and the property is located on the left hand side.

For further information or to arrange a viewing on this property please contact :

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