

*An outstanding and famous town 4 Star Boutique' Hotel with attractive fully renovated 13 bedroomed accommodation. Tregaron, West Wales*



Y Talbot, The Square,, Tregaron, Ceredigion. SY25 6JL.

**£975,000 Guide Price**

**C/2191/AM - Guide Price**

TO BE SOLD AS A GOING CONCERN

Tregaron is a famous drovers market town, set amongst the Cambrian Mountains and on the Cors Caron Nature Reserve, an area exceptionally renowned for its natural beauty and tourism attributes and appeal.

This is the principal Hotel of the town of Tregaron, on the main square, 11 miles north of the University town of Lampeter and 22 miles south of the University town, and coastal resort of Aberystwyth on the Cardigan Bay coastline and Upper Teifi Valley region.



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## GENERAL

Y TALBOT ( The Talbot Hotel) was completely renovated in 2013 and encompasses 9 high quality, luxuriously appointed rooms and suites and 4 standard rooms (two twin and two single) .

The property has extensive public areas with characterful bars, restaurant, private dining room and large meeting/conference room. 'AA' 4 Star rated, Michelin Guide Restaurant, Member of Welsh Rarebits Boutique Hotel Marketing Group and a leading destination for food and accommodation in the established tourism sector for leisure and business.

Video Link:

<https://wetransfer.com/downloads/df3ebe1c6bdefba6103da43e03f4a68e20220307103509/751ada75b7d04afe93229771eec4a3e720220307103509/dd67ff>



## TURNOVER FIGURES

Excellent turnover figures have been achieved with healthy EBITDA adjusted margins, with the business mix of food, accommodation and drinks. This is an excellent business opportunity and worthy of perusal by any 'bonafide' applicants, either established proprietors or those seeking to enter the leisure and hospitality sector.

Full report and accounts are available for 'bonafide' applicants, and viewings are strictly by prior engagement vis the sole selling Agents, Morgan and Davies, 12 Harford Square, Lampeter, Ceredigion SA48 7DT.

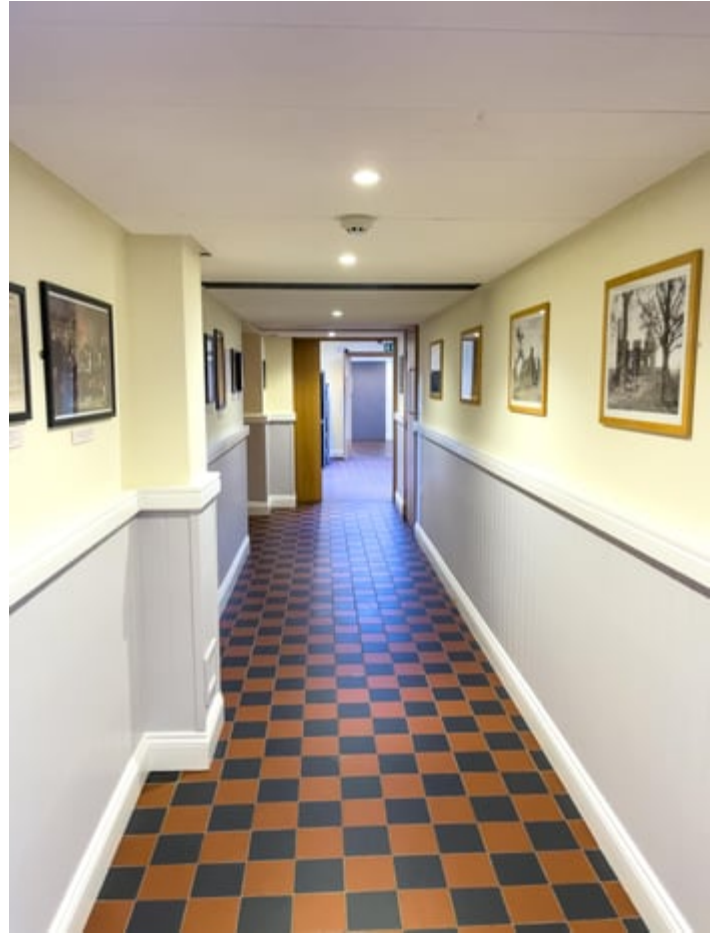
## 2 BEDROOMED FLAT

In addition there is a spacious 2 bedroomed flat.

Reception



Hall and Lobby



Breakfast room



Restaurant



Meeting/Conference area



Bar





Rear Lounge



## Kitchen

Y Talbot boasts a 'state of the art' purpose built commercial kitchen.



## 2nd floor suite



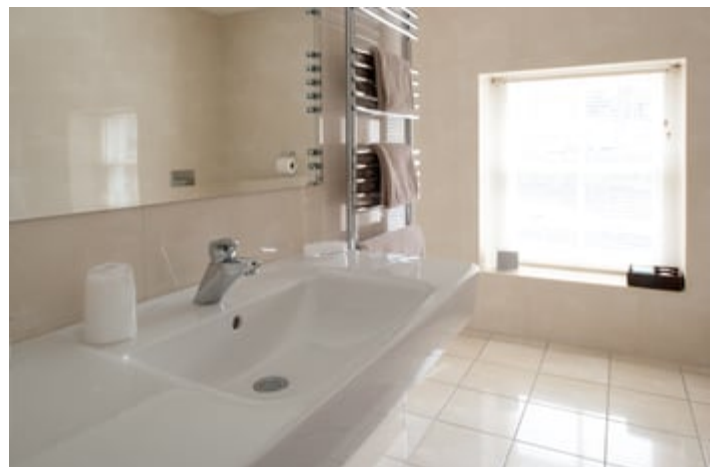


En-suite Bedroom with bathroom

En-suite Bedroom with bathroom



En-suite Bedroom with bathroom



## Garden suite



## Gardens



## Beer Garden and Patio



## AGENTS COMMENTS

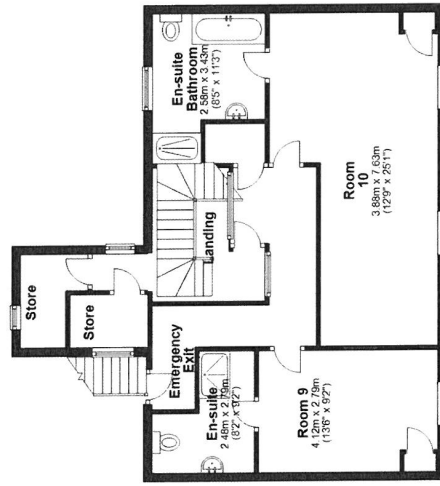
Available on a confidential basis only. VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

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## Services

The property has mains water, mains electricity, mains drainage. Oil fired central heating. High speed broadband and free Wi-Fi throughout the building.

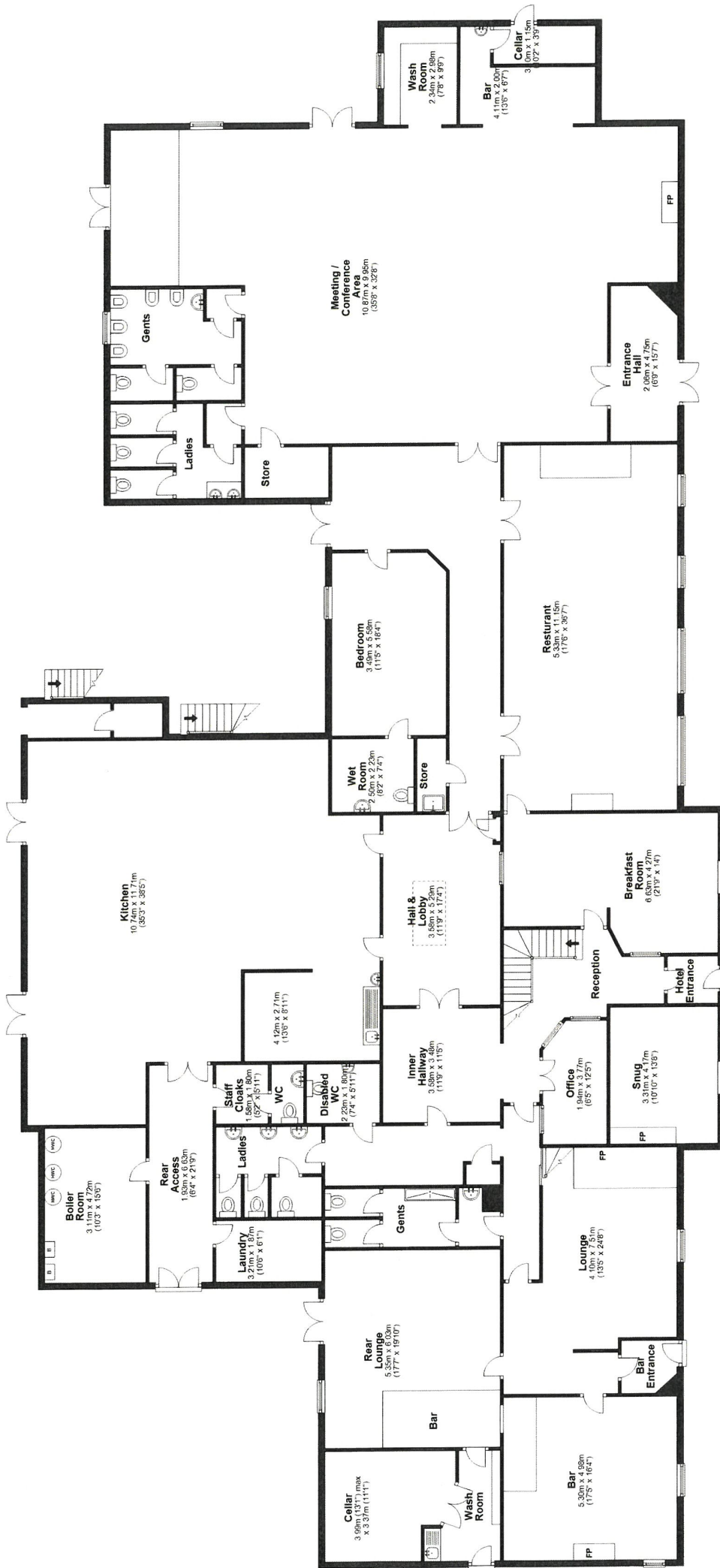
Second Floor



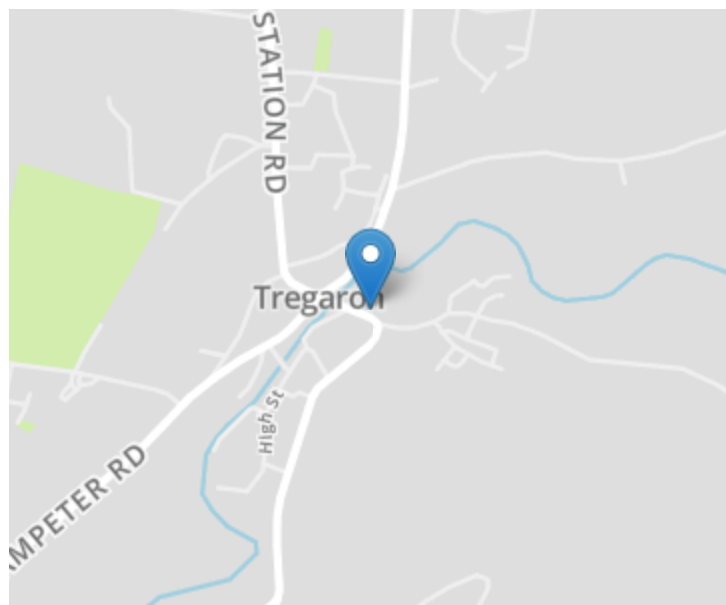




Ground Floor







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

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