



Fourcroft Hotel

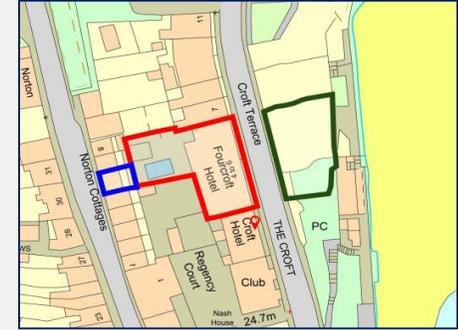
- Attractive Grade II listed Georgian era hotel with 40 en-suite letting bedrooms
- Central position in Tenby with spectacular views overlooking Tenby Harbour
- Freehold Tenure
- Turnover y/e 31/3/19 £885,443
- Outdoor heated swimming pool
- 3 bedroom cottage included to the rear of the hotel building



Guide Price £1,250,000

Fourcroft Hotel, Tenby, SA70 8AP

Sanderson
Weatherall



Description

An attractive Grade II listed hotel with 40 en suite letting bedrooms situated within four converted Georgian era former terraced town houses which date back to the 1830s. The ground floor accommodation comprises the recently refurbished reception, public bar and lounge areas and a restaurant with circa 70 covers. The hotel letting bedrooms are situated at first, second and third floor level with a total of 40 en-suite letting bedrooms provided (12 X doubles, 13 X twins, 3 X singles and 12 X family rooms).

An outdoor heated swimming pool is located to the rear of the hotel and landscaped gardens with access to the beach are situated to the front of the hotel (outlined in green on the attached plan). Also included to the rear of the property there is 6 Norton Cottage, a three bedroom cottage (outlined in blue on the plan) which could potentially be used by staff or alternatively as a separate holiday let.

Location

The subject property is situated on The Croft in an elevated clifftop position overlooking Tenby harbour and within a short walking distance of the shops, cafes and other attractions within the town. Tenby itself is a very popular seaside town situated on the Pembrokeshire coast on the western side of Carmarthen Bay characterised by the historic buildings in different pastel shades and the sandy beaches which form the bay.

Trade

The hotel is currently trading in administration and will be offered for sale as a fully equipped and operational entity. Management accounts for the year ending 31st March 2019 indicate a net turnover of £885,443. Detailed trading accounts can be made available following a viewing appointment.



EPC

Copy available on request.

Tenure

The property will be offered on a Freehold basis under Land Registry title numbers CYM703313, CYM703315, WA539278 and CYM686703 on a vacant possession basis unencumbered from any leasehold interests. Relevant title documents will be available to interested parties via the data room.

Business Rates

The property is assessed within the 2017 Rating List as 'Hotel and Premises' with a Rateable Value of £62,700.

Guide Price

Offers invited in the region of £1,250,000 for the freehold interest of the hotel and cottage complete with goodwill and trade contents. Stock at Valuation. The administrator's will also potentially consider offers for the cottage separately.