

Lot 11

25–29 East Parade, Rhyl LL18 3AL

GUIDE PRICE: £850,000



FREEHOLD SEAFRONT HOTEL PUBLIC BAR & FUNCTION ROOM WITH PLANNING FOR COMPLETE REDEVELOPMENT

This well-situated seafront hotel currently offers 34 rooms of accommodation together with bar area, dining hall, function room and self-contained public house in the basement. The site is situated in a prime location opposite the National Crown Bowling Centre and within a few minutes walk of Sealife, The Sun Centre complex and nearby to the newly planned marina development and plaza shopping precinct. The hotel is presented in reasonable order throughout and benefits from full planning permission under reference no 45/2004/1272 for complete redevelopment. The scheme allows to change and develop the hotel to provide over 100 rooms of accommodation, over 6/7 floors to include a fitness centre with indoor swimming pool, various associated facilities and 5 penthouse apartments with seafront views. Copies of planning permission and drawing are available for inspection at the offices of the Auctioneers. It may also be suitable for development into residential accommodation or a care

home scheme subject to obtaining the necessary planning consents. The area is undergoing a great deal of regeneration and Rhyl is regarded as one of the UK's premier holiday towns.

LOCATION

East Parade runs the length of the seafront approx 1 mile from the main town centre that includes various shopping facilities and Rhyl mainline station that connects Holyhead to major destinations such as Manchester, Birmingham and Chester. Major users within the town include Morrisons and Asda. Rhyl is a busy tourist town situated on the North West Wales coast, approx 30 miles North West of Wrexham. The town can be reached via A55 from Junction 15 of the M56 motorway, or Junction 11 of the M53 motorway. Other major facilities include Clwyd Retail Park and the White Rose Shopping Centre. Last reported figures listed a local population of approx 93,000.



ACCOMMODATION

Basement consisting of public house with two bar areas, WC's and kitchen areas, with access to self-contained flat providing ideal managers quarters.

The hotel currently consists of 30 rooms with 4 further rooms retained for other usage. There is a bar area and reception at hall level, together with dining hall. A self-contained access serves the nightclub/function room that includes a separate bar area.

There is some parking facilities located to the front and rear of the property

TENURE

Freehold

VENDORS SOLICITORS

Adrian Drake
Garner williams Powell
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VIEWING TIMES

By strict appointment through the Auctioneers

STARTING BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

FINAL BID