



The George Borrow Hotel

Ponterwyd, Aberystwyth, Ceredigion, Mid Wales, SY23 3AD

Ref: 2690

SUPERB 10 BEDROOM HOTEL, BAR AND RESTAURANT

Main road location in the village Ponterwyd in the Cambrian Mountains

Very well appointed and presented 17th century inn set in 3½ acres

Full renovation scheme of all bedrooms and bar area undertaken

Property been fully re-wired in 2015 at a cost of £22,000

Barns included in sale prime for development

Advised annual turnover of £220,000

10 guest bedrooms all en-suite

2 bed owners' accommodation

Treatment plant installed

Freehold free house

Panoramic views

Tranquil setting

FREEHOLD
£745,000 Plus
SAV(O.N.O)

“The George Borrow Hotel – Ponterwyd, Aberystwyth, Ceredigion, Mid Wales, SY23 3AD”

Location

This outstanding hotel, bar and restaurant is located on the prominent main A44 road in the highly desirable village of Pontywnd in the heart of the stunning Cambrian Mountains. It's perched on edge of the Rheidol Gorge and gives panoramic views of the mountains.



It's an ideal location for hiking and mountain biking and is within easy reach of Nant-yr-Arian mountain bike trails (1.5 miles), Plylimon Mountain (1.5 miles) and Devils Bridge Falls (2.5 miles).

It sits just 12 miles east of the coastal town of Aberystwyth which is a big attraction because of its University.

Business History

Online Business Sales are privileged to offer to the market this superb 10 bedroom hotel, bar and restaurant which is set in 3.5 acres of stunning countryside.

The business dates back to the 17th century and has been in the careful hands of our client for over 15 years. The only reason this rare opportunity is being offered to the market is due to our clients wish to retire.

Since our clients took ownership of the property, they have transformed it and have gone to considerable expense and effort on the presentation of the property and are very generously including fixtures and fittings within the sale price which is a huge plus for a new owner as additional funds will not need to be spent for some time.

The hotel is owner operated and employs 4 full time and 2 part time members of staff. The advised annual turnover is in excess of £220,000 which is split by room income 60%, wet sales 20% and the remaining 20% from dry sales.

Facilities include 28 cover restaurant, bar, car park, and its very own waterfall within the grounds. Rooms are very comfortable with en-suites, colour freeview TVs with radio and DVD, radio alarm clocks, direct dial telephones, Wi-Fi and tea and coffee making facilities.

The George Borrow offers a wide selection of traditional meals, many being homemade. Meals at the George Borrow can be taken in the restaurant with views over the mountains or you can relax and enjoy the meal in one of the bars in front of an open fire, where they also offer a wide selection of bar snacks as well as Sundays which are very popular for its carvery.

Residents range from tourists, hikers, mountain bikers, people visiting relatives and business professionals. The hotel receives numerous advance bookings and the proposed building of a nearby windfarm in 2024-25 is set to bring in long term customers.

The business is run to suit so there is huge scope to increase turnover. This is a superb opportunity and as such Online Business Sales recommends early viewing.



Financial Profile

Turnover: £220,000

Stock approximately: £5,000

Tenure

We are advised freehold

Opening Hours

Trades all year round

Accommodation

Our client has recently spent £25,000 on a new treatment and plant for the water and £12,000 on a new fire system for the hotel. This is a detached, 10 bedroom hotel, bar and restaurant, with 2 bed owners' accommodation briefly comprising:

GROUND FLOOR

Door to entrance porch

Bar with tables and chairs, bar servery and open fire



Back bar with bar servery, pool table, darts board, TV, duke box, gaming machines and seating



Ladies toilets

Gents toilets

Wheelchair accessible toilet with baby changing facilities

Laundry room

Hallway with hotel reception and office

Catering kitchen with 2 x sinks, dishwasher, 6 ring gas hob and oven, griddle, double fat fryer, 6 pot wet bain-marie with hot cupboard and salad bar

Restaurant with seating for 28 and carvery counter

Guest lounge with TV

Boiler room

Cellar (below ground)

Beer cellar

Store room

Bottle store

FIRST FLOOR

Laundry room with bath and wash basin

Room 1 – Single room with shower, toilet and wash basin

Room 2 – Single room with shower, toilet and wash basin

Room 3 – Family room with shower, toilet and wash basin

Room 4 – Twin room with shower, toilet and wash basin

Room 5 – Double room with shower, toilet and wash basin & mountain view



Owners' accommodation

Lounge

Double bedroom

Single bedroom

Bathroom with bath, toilet and wash basin

SECOND FLOOR

Room 6 – Single room with shower, toilet and wash basin

Room 7 – Double room with shower, toilet and wash basin

Room 8 – Double room with shower, toilet and wash basin

Room 9 – Twin room with shower, toilet and wash basin

No room 10

Room 11 - Double room with shower, toilet and wash basin

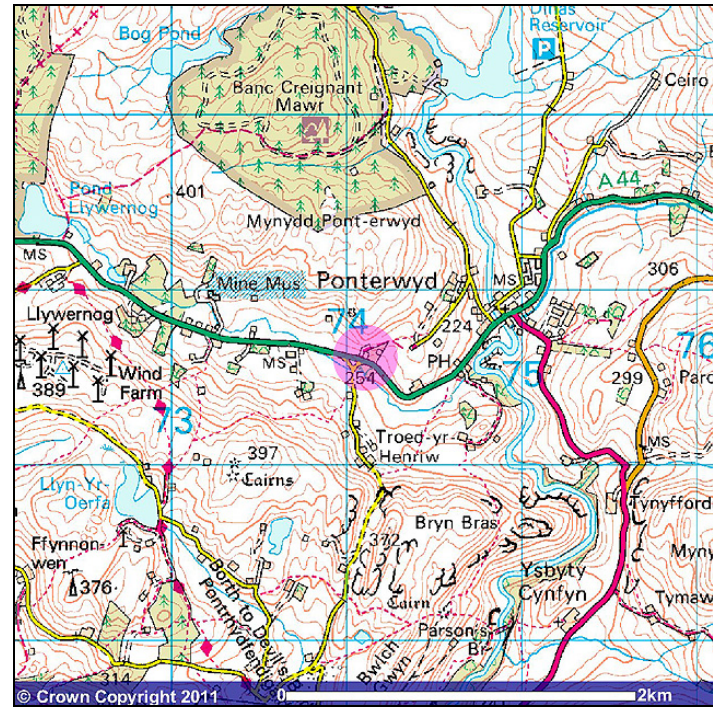
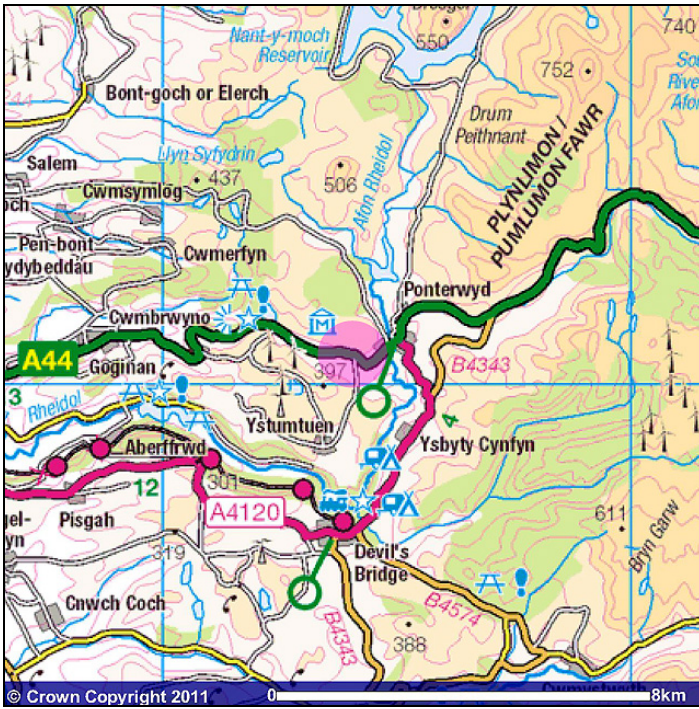
Empty room with fire escape access

EXTERNAL

Car park for 15-20 vehicles

Rear beer garden with picnic tables overlooking the River Rheidol with waterfall

1 x double garage and 2 x single garages



Ordnance Survey © Crown copyright 2024 All rights reserved. Licence number 100048051

Ref: 2690
 The George Borrow Hotel
 Ponterwyd
 Aberystwyth
 Ceredigion
 Mid Wales
 SY23 3AD



info@onlinebusinesssales.co.uk

www.onlinebusinesssales.co.uk

IMPORTANT NOTES: These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested. Viewings and negotiations are to be conducted STRICTLY through Online Business Sales Limited. No direct approach is to be made to the business under any circumstances.