

**COMMERCIAL**

# Hotel & Caravan/Touring Park FOR SALE

Vale Park Hotel & Touring Site, Port Road, Rhoose,  
Vale Of Glamorgan. CF62 3BT



Estate Agents and  
Chartered Surveyors

**Guide Price £1.8million**



- 10 BED HOTEL PLUS MANAGERS FLAT ON A SITE OF APPROXIMATELY 0.8 HECTARES (2 ACRES) CLOSE TO CARDIFF AIRPORT

- ELECTRIC HOOK UP FOR 30 PITCHES (CURRENT PLANNING CONSENT ALLOWS FOR 44)
- MAY BE SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY CONSENTS

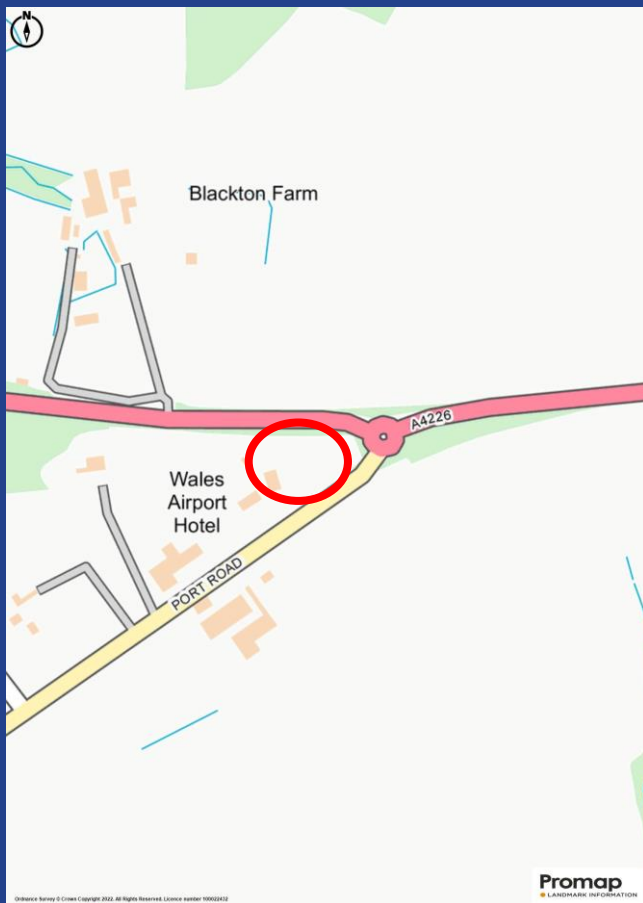
# Property Description

**A RARE OPPORTUNITY TO ACQUIRE A 2 STOREY 10 BEDROOM HOTEL WITH ON - SITE AIRPORT CAR PARKING FACILITY PLUS A 30 PITCH CARAVAN/TOURING SITE WITH W.C./SHOWER BLOCK.**

## LOCATION

Situated within the Vale of Glamorgan the property is located to a roundabout serving the A4226 and Port Road which provides access to Cardiff International Airport within 500m of the property.

The A4226 provides access to the M4 via the A4050 and the A4232 at junction 33.



## ACCOMMODATION

The Hotel provides for a reception area, dining room, licensed bar, commercial kitchen area, garden/patio area, managers flat and a mix of 10 hotel rooms.

The whole site measures approximately

0.8 Hectares (2 Acres)

## TENURE

Freehold

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

**Energy Efficiency Rating 82:D**

Copy certificate available upon request.

## RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 01446 709317.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## V.A.T.

All figures are quoted exclusive of V.A.T. where applicable.

**SUBJECT TO CONTRACT AND AVAILABILITY**

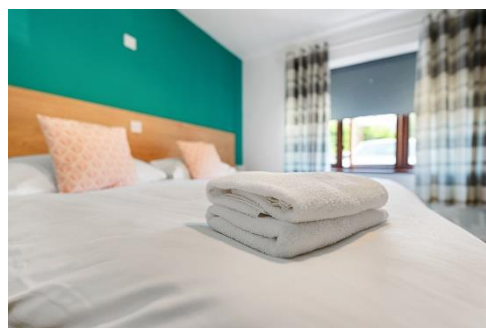
**VIEWING STRICTLY BY APPOINTMENT ONLY**

## PLEASE NOTE:

**OUR CLIENTS HAVE SPECIFICALLY REQUESTED WE QUALIFY ANY INTERESTED PARTIES PRIOR TO ARRANGING ANY VIEWINGS**

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PLEASE NOTE PLANS ARE NOT TO SCALE AND ARE FOR IDENTIFICATION PURPOSES ONLY



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