



For Sale

Y Talbot, Tregaron

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# Highlights

- Beautifully presented Boutique Hotel/Inn.
- 13 ensuite guest bedrooms presented to an excellent standard.
- Traditional lounge bar, restaurant and function room with separate access.
- AA 4\* Rated Inn.
- Excellent reputation with listing in Michelin Guide and 2 AA Rosettes.
- Owners accommodation.
- Strong levels of sales and excellent levels of profitability (Operating profit of circa £194k for YE 28/02/2022).



02920 248907

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## Location

Y Talbot is located in a prominent town centre location in the historic market town of Tregaron.

Tregaron is set amongst the Cambrian Mountains and on the Cors Caron Nature Reserve. The town came to prominence as a drovers market town and is located approximately 11 north of the university town of Lampeter and 22 miles south of the coastal resort and university town of Aberystwyth.

Tregaron is located circa 99 miles to the northwest of Cardiff, 52 miles north of Swansea and circa 110 miles west of Birmingham.

The town is a popular tourist destination and is regarded as the gateway to the Cambrian Mountains which is popular with walkers and mountain bikers.

## Description

Y Talbot is a beautifully presented and fully refurbished boutique hotel/inn with bar, restaurant and 13 guest bedrooms in a prominent town centre location.

## Internal Details

The property benefits from multiple well presented public areas with a charming bar, restaurant, private dining room and function room with own bar servery and separate access.

Guest accommodation comprises 13 good quality ensuite bedrooms presented to an excellent standard.

Y Talbot has ample ancillary accommodation including a commercial kitchen and cellar.

## Staff Accommodation

Staff accommodation within the hotel comprises a two bedroom apartment with lounge/dining room, kitchen and bathroom.

## External Details

Set within grounds of approximately 0.67 acres with carparking to front and rear and attractive outside trade patio with customer seating.

## Business/opportunity

Y Talbot ([www.ytalbot.com](http://www.ytalbot.com)) is a long established and well regarded business that enjoys consistently strong levels of trade and profitability.

The property has been extensively refurbished and improved under the current ownership and is an AA 4\* rated inn. The business has an excellent reputation for food, with a listing in the Michelin Guide, 2AA rosettes and 4.5/5 rating on Tripadvisor.

The business enjoys excellent levels of repeat trade with a strong local following as well as a being a well known destination for a romantic getaway.

The business is being offered to the market as a retirement sale and affords an excellent opportunity for new owners to drive trade forward.

## Price

£975,000 for the freehold interest to include trade fixtures and fittings and goodwill.





### Business Rates

The rateable value is £44,250

Interested parties should make their own enquiries with the Local Authority to verify this information.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### VAT

VAT if applicable will be charged at the standard rate.

### Viewings

Viewings only by appointment through the vendor's joint agents Avison Young and Morgan & Davies.

### Financials

Accounts for the YE 28/02/2022 show turnover of £809,461 and an unadjusted net profit of £149,103.

Further accounting information will be made available to interested parties after a formal viewing.

### Staff

A staff list will be provided to interested parties after a formal viewing of the business.

### Tenure

Freehold.











If you would like to know  
more please get in touch.

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