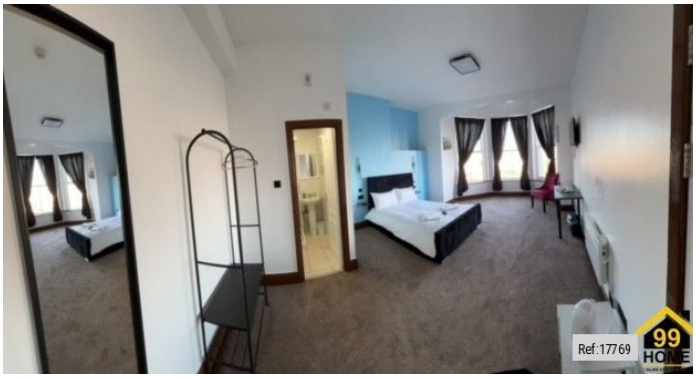
99Home Ltd.
99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

15 Bed Leisure Facility In Sand Beach East Parade, Rhyl, LL18 3AL £1,250,000











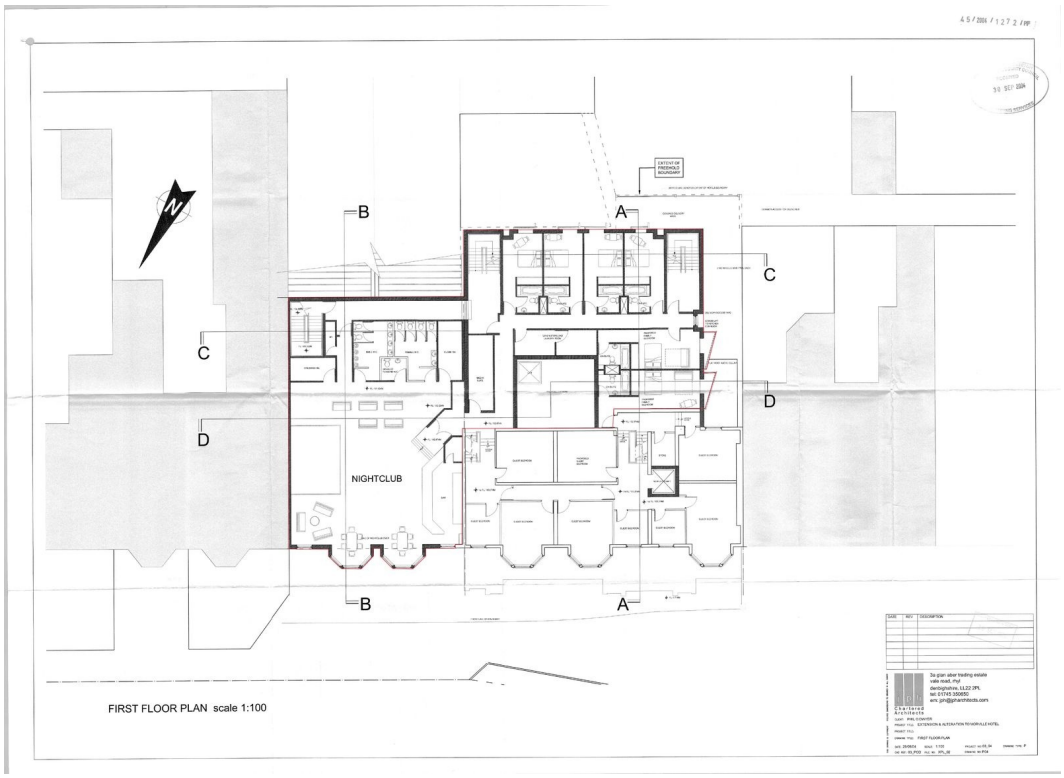
SHORT DESCRIPTION

Property Ref: 17769 Welcome to our charming countryside hotel with 34 rooms, offering comfortable accommodation, warm hospitality and a convenient base for guests travelling for business, leisure or exploring the surrounding area. Set in a peaceful rural location surrounded by open countryside, our property provides a welcoming place to relax, unwind and enjoy a comfortable stay away from the hustle and bustle of busy town centres. We offer comfortable guest accommodation, an on-site restaurant and bar, providing guests with the convenience of enjoying food, drinks and relaxation without having to travel elsewhere. Whether you are staying for one night, visiting family, travelling for work, or enjoying a longer stay, we aim to provide friendly service, comfortable rooms and excellent value for money. Our location offers a unique combination of countryside surroundings and access to the wider local area. Guests can enjoy the tranquillity of a rural setting while using the hotel as a base for travel, work, sightseeing and exploring nearby destinations. We welcome guests looking for practical, comfortable and affordable accommodation, with the added convenience of on-site hospitality facilities. We aim to make every stay straightforward, enjoyable and relaxing, with a friendly atmosphere and a service that makes guests feel welcome. Whether you are passing through, working locally, visiting the area or simply looking for a quiet place to stay, we look forward to welcoming you. It is a prime location and easily access to shops and train station it takes 2 and half hour to London. If you want to convert flats, subject to planning. There are two buildings: a red main building hotel which has 34 rooms, a bar, and a basement, and a white building on the right side over the flyover, subject to discussion and a reasonable offer to consider. Property Type: Hospitality Full selling price: £1,250,000.00 Pricing Options: Offers invited Tenure: Freehold Council tax band: EPC rating: B Measurement: 13659.4023 sq.ft. Outside Space: Rear Garden Parking: Gated, on-street Heating Type: Central, Double Glazing, Electric Heating Chain Sale or Chain Free: chain free ----------

15	5	10
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Hotels
Total floor area	1,269 square metres

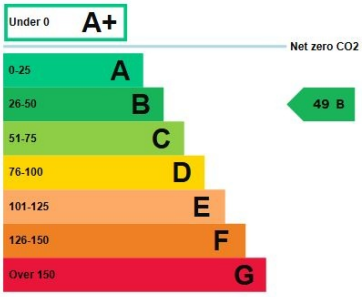
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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