



# Hotel Acquisition Opportunity

Mazars LLP, with the support of Sanderson Weatherall, is trying to identify potential purchasers for an historic hotel located in the North West of England

## Key Selling points

- Grade II North West coast hotel with 48 en-suite letting bedrooms
- Main ground floor function room with a dining capacity of circa 250, a further ground floor room with a capacity of 150, with additional first floor rooms with capacities of circa 100 and 30.
- High quality restaurant dining areas, open to residents and non-residents of the hotel.
- Substantial property providing Internal floor area of circa 4,598.3 sq m (49,496 sq. ft)
- Total site area of c. 2.27 hectares (5.61 acres)
- Workforce of 60 with wide ranging experience in hospitality and chef roles within the sector.
- Fully functioning website with online booking availability for customer access.
- 4/5 rating from over 1,000 reviews on TripAdvisor.
- Benefits from good road and rail access and also onsite parking for c. 50 vehicles
- Turnover for the 12 months to 31 December 2022 circa £2m.

## Background

A boutique hotel located on the North West coast of England, with sea views and within close proximity to other leisure amenities.

The hotel attracts both corporate trade and also weddings and other similar functions with the grade II listed building providing an attractive venue for events of this nature.

The hotel comprises the following:

- 48 en-suite rooms, of which circa 35 have been subject to relatively recent refurbishment (including bathroom areas) with many benefitting from excellent views of the surrounding coastline.
- Restaurant with a range of quality dining options.
- Bar and lounge located with immediate access to the grounds and gardens.
- Licensed to hold civil ceremonies and partnerships for up to 180 people, with a function room holding up to 250 people.

## Next steps

Further information can be provided upon request and following receipt of a signed non-disclosure agreement. Offers are invited in relation to the shares or business and assets.

To request a copy of the non-disclosure agreement please contact Maria Ashton ([maria.ashton@sw.co.uk](mailto:maria.ashton@sw.co.uk))

## For Further Information Please Contact:

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