



Royal Hotel

7 Nantwich Road, Crewe, Cheshire, CW2 6AG

Freehold\Leasehold

- Independent full service Hotel
- Multiple income streams
- 36 letting bedrooms
- Excellent trading location
- Approximately 150 metres from Crewe railway station
- Busy Corner bar with 300 Capacity with seating for 50
- Langtry's function & event suite with a capacity of 300 and up to 150 covers for weddings and functions
- Comfortable Residents' lounge
- Possible alternative use STPP

Introduction

The Royal Hotel is a full service 36 bedroom hotel situated in an excellent trading location on the main A534 Nantwich Road in Crewe town centre between the market towns of Sandbach and Nantwich.

This attractive three storey end of terrace Victorian property has recently undergone considerable refurbishment and improvement to many aspects of the property. 17 of the 36 letting bedrooms have been fully refurbished and tastefully decorated in a contrasting contemporary design whilst still retaining many of the original features. The hotel is not listed but is classed as locally listed and heritage asset.

Other recent construction and development projects have included the corner bar, Langtry's function and event suite, as well as a newly refurbished commercial catering kitchen, hotel reception area, resident's lounge and other public areas.



Behind the scenes, additional infrastructure works have been carried out including the installation of new efficient mains and gas fired boilers.

Location

The hotel is situated in an outstanding trading location fronting the A534 Nantwich Road just 150 metres from Crewe Mainline railway station, which is a major interchange for the West Coast Mainline service providing direct and regular services to London and Manchester with journey times of approximately 1 hour 30 minutes and 30 minutes respectively.



The location is key to this unique opportunity given that it provides a regular amount of overnight customer base for rail travel to all areas of the country. It is the northern end of the approved HS2 Hub currently and the hotel is surrounded by numerous car parks to facilitate travel. Furthermore, the hotel is ideally situated to take advantage of business resulting from the proposed high speed rail network (HS2) which is due to run through Crewe with an expected travel time to London of just 55 minutes.

The surrounding area benefits from considerable commercial industry including luxury car manufacturer Bentley Motors and BAE Systems. Crewe Gates Industrial Estate, Crewe Commercial Park and Crewe Business Park are all within 1 mile of the hotel providing significant employment and, in turn, business visitors to the region. Within the town there are a number of shopping centres including the Victoria Centre, the Market Centre and the Grand Junction Retail Park.

Location	Miles
Crewe Railway Station	0.1
Crewe Alexandra football stadium	0.3

Crewegates Industrial Estate	0.6
Crewe Commercial Business Park	1
Crewe Business Park	1
Grand Junction Retail Park	1
Bentley Motors	2.5
Leighton Hospital	2.6
Nantwich town	4.5
M6 motorway Junction 16	4.5
M6 motorway Junction 17	5
Stoke	14
Stafford	28
Manchester airport	28
Manchester city centre	36



Public Areas

The business has three distinct and separate entrances. The hotel is approached via an entrance lobby leading to a reception area and attractive and comfortable residents lounge with seating for guests. There is internal access from the hotel for guests to all other public areas within the building which could be divided if required.

There is independent access to the Corner Bar Public House with additional independent access to the Lantry's function suite.

The Corner Bar comprises a recently refurbished attractive bar with feature bar servery with comfortable seating for 50 and a capacity of 350. The bar also provides a pool area and 4 large flat screen TVs showing football and sporting events, the bar also benefits from a late license until 3am. The business also benefits from an excellent function and events facility/venue which is known as Langtry's Function Suite with a capacity of 300. This attractive, atmospheric suite / venue can host weddings, parties, functions and events. It boasts its own dance floor and state of the art sound system and lighting for all events.

Facility	Capacity
Corner Bar	350
Langtry's Function Suite	300
Resident's Lounge	15

Letting Accommodation

The hotel benefits from a total of 36 letting bedrooms, 17 of which have been fully refurbished and tastefully decorated in a contrasting contemporary design whilst still retaining many of the original features.

Each of the bedrooms include a flat screen TV with digital Freeview channels, complimentary Wi-Fi, hairdryer and hospitality tray with tea and coffee making facilities.



The letting bedrooms are configured as follows:

Room Category	Quantity
Refurbished Royal Suite with en suite	1
Refurbished twin/super king with en suite	4
Refurbished double with en suite	7
Refurbished single with en suite	4
Refurbished single separate bathroom	1
Standard family with en suite	2
Standard double with en suite	9
Standard twin with en suite	4
Standard single with en suite	4
Total	36

Ancillary Areas

The hotel has a wide range of back of house amenities to help with the day to day running of the business including a newly refurbished commercial catering kitchen, preparation area, still area, cold store, dry store, freezer, beer cellar / bottle store and ladies and gents WCs.

Trading Information

The business has only been trading in its current form since November 2017. The business is already generating revenue from a range of income streams including the letting accommodation and food and beverage as well as the function and banqueting revenue.

Further trading information will be made available to seriously interested parties upon request.

External Areas

There is a rear service yard providing rear access for deliveries and bin store.

Services

At the time of our inspection, the hotel was connected to all main services. We understand that our clients recently replaced two gas fired boilers which has had a very positive impact on the energy consumption of the hotel.

We have not undertaken any tests to ascertain the condition or capacity of these services.



Fixtures, Fittings and Equipment

We are advised that all fixtures, fittings and other items associated with the running of the business will be included within the sale. All appliances are untested and the purchaser should satisfy themselves that all equipment is in full working order.

Fire Risk

We have assumed that a suitable and sufficient fire risk assessment has been carried out under the regulatory reform (Fire Safety Order 2005). This assessment needs to be recorded in writing where there are five or more employees.

Business Rates

The business rates are payable to Cheshire East Council. We understand that the rateable value for the year commencing 1st April 2017 for the hotel is £42,500 and for the corner bar is £20,250.

Planning

We understand that the property has a valid consent for its current use. However, we would advise interested parties to make their own enquiries with the local planning authority in this regard.

Licenses

We understand that the hotel benefits from a premises license.

Stock in trade

The stock in trade is to be purchased in addition at cost and at valuation upon the day of completion.

Freehold

The hotel is to be sold by way of an asset sale of the freehold interest in the property as a going concern hotel, bar and function business off a guide asking price of: Offers in the region of £1.5 million to include the goodwill and trade contents.

Leasehold

Alternatively our clients are prepared to consider leasing the entire property and business or the 3 elements of the building separately, namely The Corner Bar Public House, The 36 Bedroom Hotel and Langtry's Function + Event Suite for terms to be agreed.

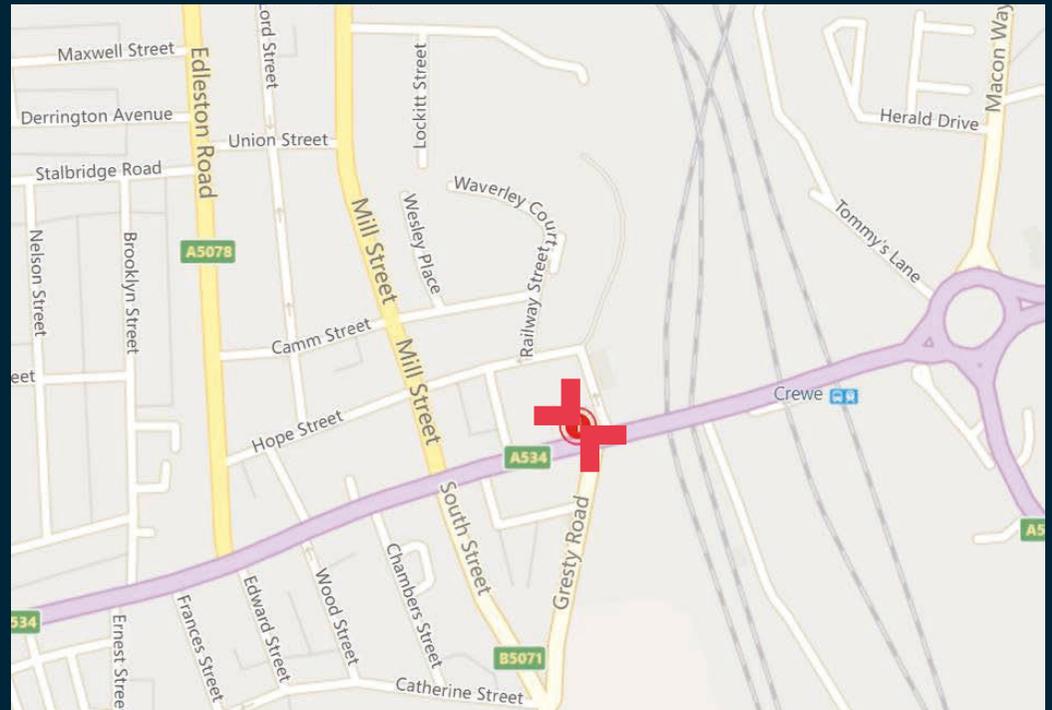
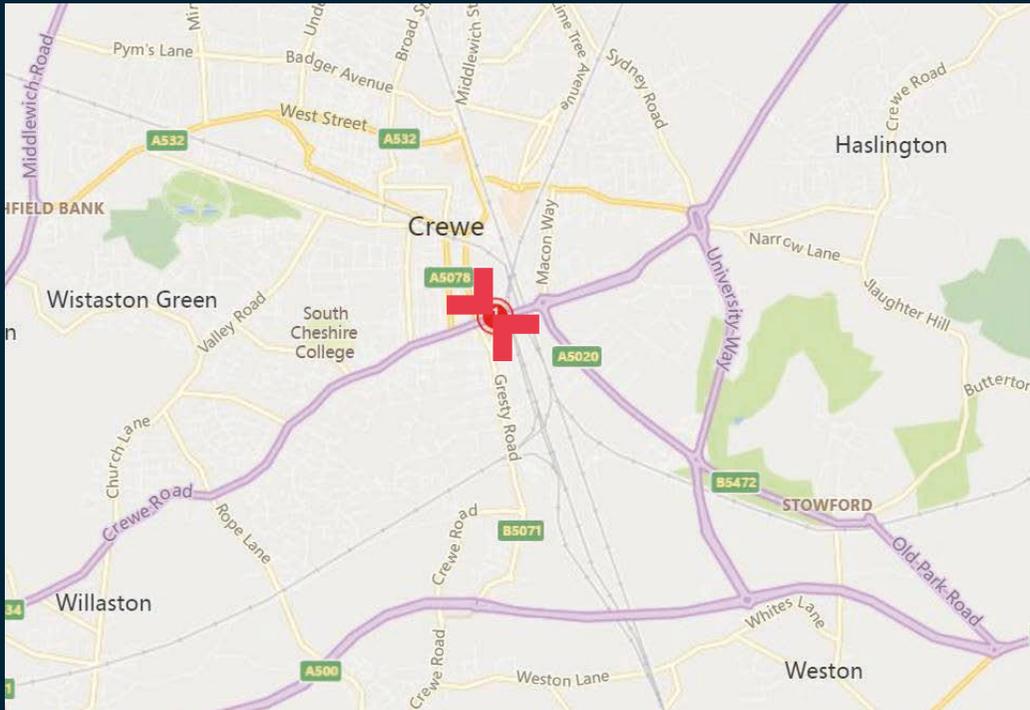
Viewing Arrangements

Given the confidential nature of this instruction, viewing arrangements are strictly via appointment only through the vendor's sole agent, Graham + Sibbald. Under no circumstances should any party make an indirect approach to the business, the staff or management at the hotel.

EPC

Available upon request.





For any queries or to arrange a viewing, please contact —
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