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Albany Hotel, 22-23 The Norton, Tenby  
SA70 8AB

Price: £745,000

Freehold

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FBM estate agents are delighted to offer for sale the Albany Hotel, moments from the iconic Tenby Harbour. The current owners have been running the business for the last 10 years and have built up an excellent client base of private bookings and coach excursions. Due to retirement they are looking to pass the business on to a new owner. The building itself is a fascinating and extensive grade II listed property with a 3 bedroom house with its own access and parking as the owner's accommodation.

The hotel itself has 24 ensuite bedrooms, a spacious restaurant and lounge bar on the ground floor. The space is sufficient to allow all guests to dine at the same time, with the commercial standard kitchen located on the same floor. The owner's have previously offered evening meals which could add a great additional revenue stream. To the rear of the property is a spacious patio garden which would be ideal in the summer for guest to enjoy the afternoon sun.

Occupying the entire corner of The Norton and St. John's Hill the property has excellent exposure for people entering the town from the north and while only being a short walk from the centre of town its position guarantees the guests a quiet night's sleep. The building itself would also be suitable for development (subject to relevant planning) and would suit an investor looking for potential conversion project. Rarely does the opportunity to purchase a hotel of this size in such a close proximity to the town centre present itself. For those looking for an established business, investment or simply a change of life move the Albany Hotel could be the perfect purchase.

### Hotel Accommodation

11 double rooms all ensuite  
 8 twin rooms all ensuite  
 3 king size rooms (can be used as twins) all ensuite  
 2 single rooms all ensuite  
 (1 further single room as staff accommodation)

On the ground floor is a restaurant area and separate lounge/bar to rear - both able to accommodate the full compliment of guests.



### Owner's Accommodation - 16 St. John's Hill

#### Entrance Hallway

8'11" x 6'5" (2.72m x 1.96m)

#### Cloakroom / Utility

6'2" x 5'3" (1.88m x 1.6m)

#### Sitting Room

14'3" x 10'10" (4.34m x 3.3m)

#### Kitchen

12'1" x 9'2" (3.68m x 2.8m)

#### Reception Room / Bedroom 3

14'5" x 11'4" (4.4m x 3.45m)

#### First Floor Landing

#### Bedroom 1

17'10" (5.44) (9'11" (3.02) narrowing) x 14'8" (4.47) (8'5" (2.57) narrowing)

#### Ensuite Bathroom

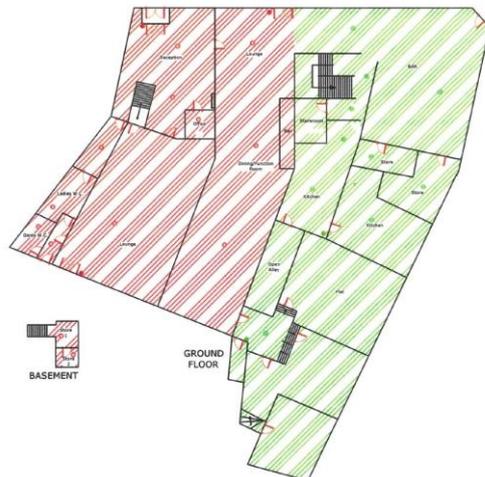
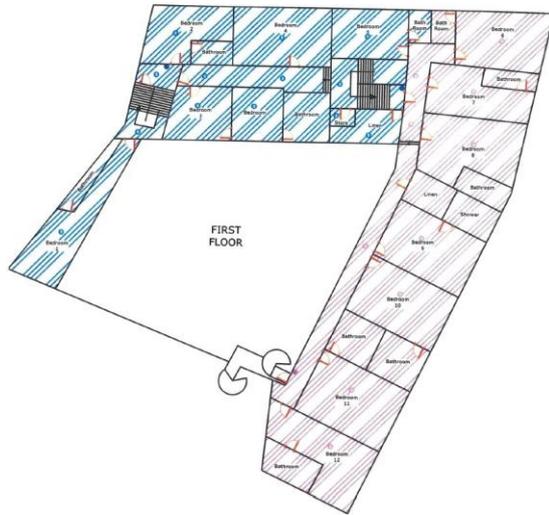
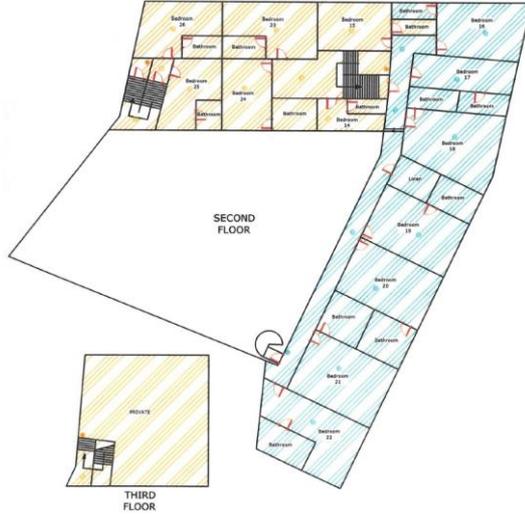
#### Bedroom 2

14'4" x 9'9" (4.37m x 2.97m)

#### Ensuite Bathroom

#### Bedroom 4

8'8" x 7'8" (2.64m x 2.34m)





### Externally

The hotel benefits from a large paved garden to the rear of the lounge, an ideal space for guests to enjoy the afternoon and evening sun.

The owner's accommodation benefits from its own pedestrian and vehicle access from St John's Hill, which includes a gated courtyard which forms parking for one car.

### Directions

From our Tenby office head north up High street, when you come to the mini roundabout head straight over and the Albany will be found on the corner of The Norton and St. John's Hill.

### Special Notes

Agents note - we understand this property is grade II listed.

Full accounts are available for parties keen to express an interest on the property.

Important Note We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate. © FBM Estate Agents Limited September 2010.

