

Freehold

Stunning Grade II Listed Seafront Hotel
with Unique Character

- Prominent sea front hotel with spectacular coastal views.
- Independently operated by same family for over 30 years.
- 56 en suite letting bedrooms serviced by passenger lift.
- Extensive public areas.
- External licensed areas seating 200 plus.
- Private parking (10) and coach drop off area.



The Royal Grosvenor Hotel

5 Knightstone Road, Weston-super-Mare, North Somerset, BS23 2AH

Ref:CD-20200

Summary

Weston Super Mare enjoys excellent connectivity, located approximately 20 miles south-west of Bristol, 30 miles from Bath, and circa 140 miles from London. The town is easily accessible via the M5 motorway (J21) and benefits from direct rail links to Bristol, the Midlands, and London, making it a convenient destination for both leisure and commercial visitors.

The town has a resident population of approximately 80,000, with a significantly larger catchment across North Somerset and the wider South West. Weston Super Mare experiences a pronounced seasonal uplift in trade, particularly during the spring and summer months, driven by domestic tourism, coach tours, and family visitors. Key events include festivals together with school holidays that further enhance occupancy levels.

The Property

The Royal Grosvenor Hotel is prominently situated on the seafront in Weston Super Mare, a well-established and popular coastal resort town in North Somerset. This central, highly accessible seafront location is one of the hotel's strongest attributes of this that property benefits from close proximity to the town's principal tourist attractions, including the iconic Grand Pier, which is position directly opposite, and its expansive sandy beach which draws significant visitor numbers throughout the year.

The hotel occupies a strong hospitality position, with nearby operators including the well-regarded Royal Hotel and adjacent prominent Wetherspoon venue, both of which contribute to footfall trade and strengthens this location and appeal as a leisure destination. Its immediate seafront position, with direct access to the promenade and pier, ensures year-round visibility and prominent trading potential

Internal Details

The Royal Grosvenor Hotel comprises a substantial and characterful Grade II Listed seafront property providing 55 letting bedrooms and extensive public areas. The property is formed from four originally separate buildings, now interconnected at each level, offering a unique layout supported by four stairwells and a passenger lift, providing access throughout.

Accommodation includes:

Trading Areas

- Ground floor reception area with administration office.
- Staircase and passenger lift servicing all levels.
- Lounge bar accommodating 30+ guests opening out onto a veranda and sun terrace.
- Function Room with capacity for 40 guests.
- Breakfast / dining room with capacity for 50+ covers.



- Ladies, Gentleman's cloakroom facilities.

Back of House / Ancillary

- Well-equipped commercial catering Kitchen and Dry Stores.
- Laundry Room including various linen stores.
- Beer cellar, bottle store and general storage areas.
- Boiler room and service entrance.

Letting Accommodation

- Total 56 en suite guest letting bedrooms including 26 sea facing rooms.
- 10 sea-facing rooms benefiting from balcony access and panoramic coastal views
- Bedroom configuration – 33 x Doubles, 8 x King size, 5 x Family and 10 x Singles.

Residential / Staff Accommodation

- Two bedroom Owner's / Managers apartment with independent access (internal / external) including lounge, kitchen, double bedroom, single bedroom and bathroom/wc.
- Two self-contained Studio Apartments on lower ground floor, each with independent heating systems, currently utilised as staff accommodation.

External Details

- Substantial raised and enclosed patio terrace to the front, providing seating for approximately 200, with promenade access and views towards the seafront and Grand Pier.
- Rear service area with circa 10 parking spaces and coach drop-off facilities.

Stock

Stock at valuation on completion.

Trade Fixtures and Fittings will be included in the sale.

Method of Sale – disposal of the freehold as a business asset (TOGC).

Tenure

Freehold although it should be noted there's a lower ground floor apartment with separate access that's owned by a third party.

The Business

The hotel has been operated under the same family ownership for over 30 years. The business is open throughout the calendar year and is recognised as a mid-market hotel offering appealing to both leisure and corporate visitors including private guests plus groups/tours.

Trading information is available on request.



Sales To Year End December 2025 – £856,825.

Licenses

We are advised the hotel operates with the necessary licences.

Services

We have been advised that the property is connected to all mains' services.

Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we are advised that the hotel is compliant with a current Fire Risk Assessment.

Purchasers must satisfy themselves the business is compliant with all Statutory Regulations.

Business Rates

Rateable Value (current): £62,600

Please note this figure is used to calculate the business rates payable and is not the amount due.

Energy Performance Certificate

EPC Rating: Grade B

TUPE

The purchaser will be required to comply with the relevant legislation in respect of the transfer of employees under TUPE Regulations

Anti Money Laundering Regulations

Under the new Money Laundering regulations [http://www.legislation.gov.uk/ukxi/2017/692/content s/ made](http://www.legislation.gov.uk/ukxi/2017/692/content/s/made) we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regard.

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.

Viewings

Viewing arrangements are strictly by prior appointment through the owners' joint sole selling agents, Charles Darrow and Simon Stevens Associates. Under no circumstances should any party make a

direct approach to the business, its staff or the management of the hotel.



To arrange a viewing please contact:

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Or our Joint Agent

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