

Neuadd Arms Hotel, The Square Llanwrtyd Wells

Asking Price £495,000

- Established country hotel business in Britain's smallest town
- Late Georgian / early Victorian property with strong character
- 20 en-suite letting bedrooms with multiple bar / reception areas
- Separate 3 bedroom owner's accommodation - significant lifestyle and commercial potential
- Optional purchase - 3 bedroom cottage with adjoining microbrewery
- Excellent location with strong tourism appeal
- Convenient to Royal Welsh Show and scenic Cambrian Mountains
- Rare opportunity to acquire a distinctive, thriving hospitality asset



An exceptional opportunity to acquire a renowned hotel and public house in a landmark setting, at the heart of Britain's smallest town. This striking late Georgian and early Victorian property combines character, presence, and a proven trading history, making it a standout hospitality investment.

The property features 20 en-suite letting bedrooms alongside beautifully appointed 3 bedroom owner's accommodation, offering both lifestyle appeal and strong commercial potential. Whether you choose to build on its established success or explore redevelopment opportunities, the scope here is considerable.

Additionally, by separate negotiation, a charming 3 bedroom cottage with an adjoining microbrewery is available - perfect for enhancing the existing business or creating a unique lifestyle venture.

**** A rare chance to secure a distinctive and thriving hospitality asset with flexibility, character, and exciting future potential ****

Location

Situated in the heart of Mid Wales, Llanwrtyd Wells is a charming and distinctive market town celebrated for its stunning natural surroundings and strong tourism appeal. Nestled amid the rolling Cambrian Mountains, the town attracts visitors year-round with its unspoilt landscapes, walking and cycling routes, and unique character. Llanwrtyd Wells has gained international recognition for its quirky and popular events, including the world-famous Bog Snorkelling Championships and the Man v Horse Marathon, both of which draw significant crowds and media attention.

The town also benefits from its proximity to Builth Wells, home to the renowned Royal Welsh Show; one of the UK's largest agricultural events, which further boosts visitor numbers to the wider area. Llanwrtyd Wells enjoys a steady flow of leisure visitors, event participants, and outdoor enthusiasts, supporting a vibrant local hospitality trade. Despite its rural setting, the town is accessible via the A483, linking it to larger centres such as Builth Wells and Llandovery, making it an appealing destination for both domestic and international guests.

Description

An exceptional opportunity to acquire the Neuadd Arms Hotel, a substantial and characterful Grade 2 (mainly Georgian with further Victorian additions) property in a prominent position in the centre of Llanwrtyd Wells.

The hotel provides extensive accommodation arranged over multiple floors, comprising 20 well-appointed guest bedrooms, all benefitting from en-suite facilities. In addition, the property includes a spacious and private three-bedroom penthouse proprietors' apartment, offering excellent on-site living accommodation, ideal for owner-operators. At ground level, the property features a range of generous and versatile public areas, including a welcoming reception, bar, restaurant, and lounge spaces, all of which retain a wealth of traditional character while supporting efficient day-to-day operations. There is also the option to purchase, by separate negotiation, a highly attractive and characterful three-bedroom cottage with an adjoining microbrewery, presenting an exciting lifestyle and commercial opportunity to complement the main hotel business.

This is a rare chance to acquire a landmark hospitality asset in a distinctive and thriving rural destination, offering considerable scope for continued operation, growth, or repositioning, subject to the necessary consents.

Trading Accounts

Trading accounts for the business are available to bona fide applicants upon request, providing further insight into the hotel's established performance and potential.

Ground Floor

Approached via an entrance lobby leading into a reception hallway with hotel admissions desk and parquet flooring.

Public Bar Area

A characterful room with quarry tiled floor, homely fireplace with open fire, corner bar servery and door to rear hallway with access to understairs storage cupboard.



Breakfast Room / Residents Lounge

With open fireplace having feature marble surround. Providing covers / seating for up to 20.

Pool Room

Currently housing the pool table with quarry tiled floor, fireplace with wood burning stove (not operational), door to two storage rooms and external lobby with rear door. Door to:

Small Kitchen

To the rear of the hotel and bar servery is an office, laundry room and small kitchen / preparation area.

Lounge Bar / Dining Room

With wood flooring, stone fireplace with wood burner inset and corner bar servery. Providing covers for up to 25.

Dining Room / Restaurant

A lovely, light room with two bay windows and separate entrance door, currently providing covers for approximately 40. With door to rear lobby which leads to:

Catering Kitchen

Having stainless steel lined walls and large stainless steel extraction hood, being fully equipped. Adjoining is a dry store/prep area containing the fridges and freezers.

Lower Ground Floor

Housing the gents and ladies W.C., along with a large beer cellar, wine cellar and further storage area.

First Floor

This is accessed by two independent staircases with 10 en-suite letting rooms, plus a potential for the room currently used as an office.

Second Floor

With a further 10 en-suite letting bedrooms, together with boiler cupboard housing 3 gas fired boilers and a housekeeping storage room.

Loft Accommodation

Being the proprietors private quarters, again accessed by two staircases providing potential for subdivision into two units if required. Currently providing spacious and characterful 3 bedroomed accommodation with principle large bedroom having large bathroom, open plan kitchen / living room / dining area, two further bedrooms, study / office and bathroom.

Externally

The property has an enclosed forecourt providing for car parking / sitting area, together with a nearby 22 space public car park.

Agents Comments

A great opportunity to purchase this established and renowned hotel and public house in a prominent position enjoying good levels of trade (for which the trading accounts can be available). The property is also offered with the option of an adjoining 3 bedroom characterful cottage. This would be an ideal opportunity for multi-generational purchasers, providing separate accommodation together with the award winning adjoining micro brewery which was formally opened by His Majesty King Charles.

Services

The property is connected to mains water, mains electricity, mains drainage, mains gas with gas fired central heating. We are informed the property has fully compliant fire certificates.

Council Tax

Non Domestic Council Tax value £14,300. charge for 2026/2027 £7,178.60

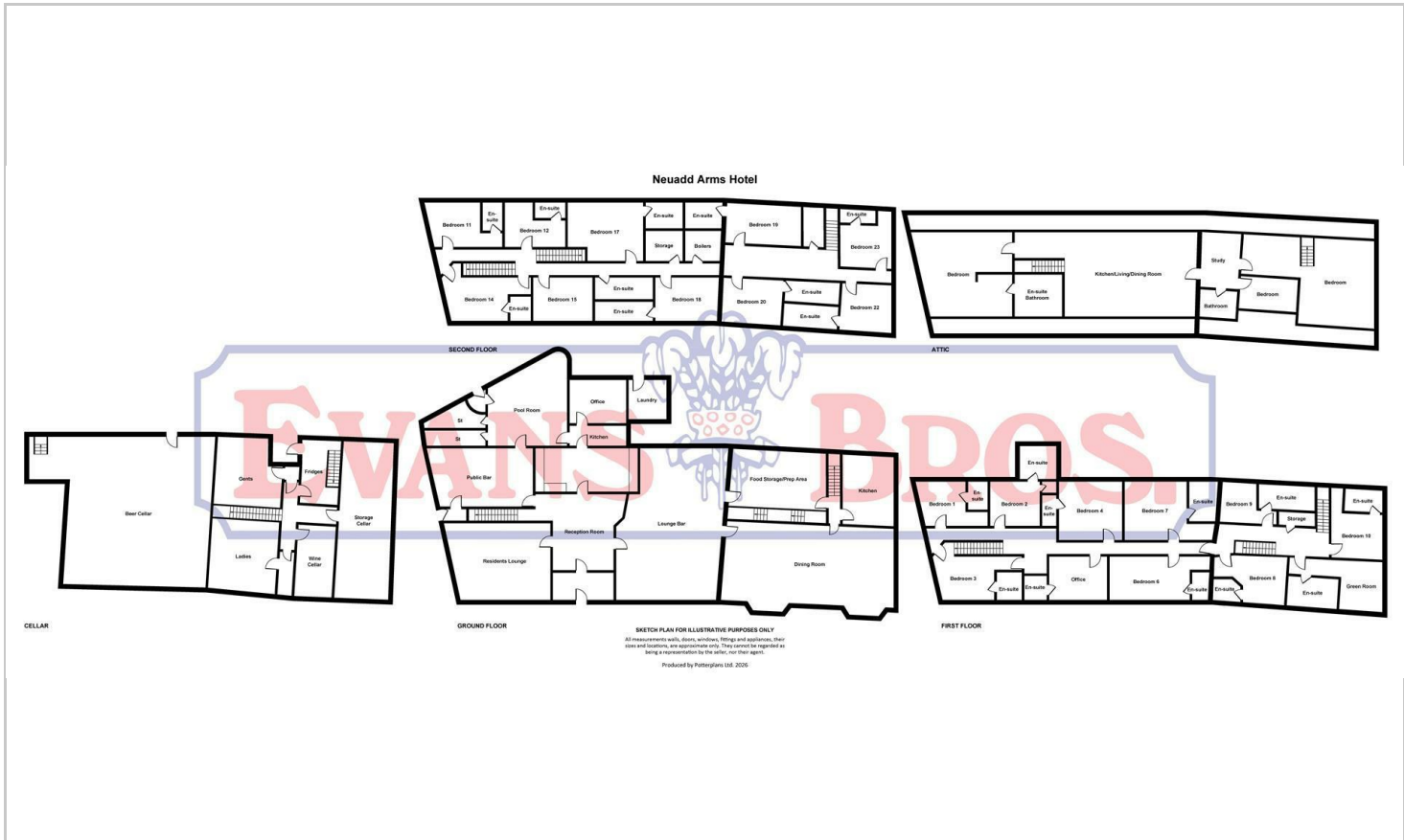
Domestic Band B charge for 2026/2027 £1,797.11





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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