

# FOR SALE

SUBSTANTIAL HOTEL AND EVENTS PREMISES IN  
SOUGHT-AFTER TOWN CENTRE LOCATION



## Knighton Hotel

Broad Street | Knighton | Powys | LD7 1BL

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## EXECUTIVE SUMMARY

- Iconic Grade II Listed Hotel premises comprising 18 ensuite bedrooms and an impressive banqueting/function facility.
- Occupying a prominent location in the centre of Knighton benefitting from a long street frontage within the main retail area.
- Well-appointed accommodation having recently undergone an extensive refurbishment programme.
- Attractive business/investment opportunity with separate self catering 2-bedroom apartment.
- Offers in the region of **£500,000** are invited for the freehold interest with the benefit of vacant possession on completion.



## LOCATION

The property occupies a prominent position fronting Broad Street in Knighton, benefitting from a long street frontage in the heart of the main retail area of the town centre with a range of amenities in the immediate vicinity.

Knighton is a historic market town located on the English/Welsh border and lying along the River Terne. Knighton is well known as the only town directly on Offa's Dyke Path and the starting point Glyndŵr Way making the town a popular destination for walkers and outdoor enthusiasts.

The town is situated approximately 35 miles southwest of Shrewsbury, 19 miles northeast from Llandrindod Wells, with Newtown and Ludlow being 20 miles respectively to the southeast and west with access via the B4355 and the A4113.

The town is served by a railway station on the Heart of Wales Line, linking it to destinations such as Swansea and Shrewsbury.

## DESCRIPTION

The property comprises an iconic Grade II Listed Hotel originally dating from 1867 being a former Tudor coaching inn arranged over four floors. The property provides 18 no. ensuite guest rooms of various types including; standard, superior, deluxe suites and family rooms all accessed via an impressive central staircase with historic timber balustrades.

The rooms are served by a central reception, also having a café bar, expansive dining room, buffet food servery and W.C facilities on the ground floor. The kitchen is based in the basement with ancillary storage accommodation, with a separate sauna/jacuzzi room.

The property also includes a large function/banqueting hall, understood to have previously been the town hall, which has recently been restored and provides open plan event space with its own dedicated bar and toilet facilities. A large open air first floor level wraps around part of the hall.

Externally, the property benefits from parking for 6-8 vehicles and is adjacent to the town's main pay and display car park.



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## TENURE / GUIDE PRICE

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## LOCAL AUTHORITY

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS.  
TEL: 01938 552 828

## PLANNING

We understand that the property is a Grade II Listed building being of historic and architectural interest and is located within the Knighton Conservation Area. Interested parties are advised to make their own enquiries with the local planning authority regarding their intended use.

## SERVICES

Mains water, electricity and drainage services are connected/available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

## BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Hotel and premises  
Rateable Value – £10,100

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## ENERGY PERFORMANCE RATING

Energy Performance Rating: D87

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

## ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.



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