



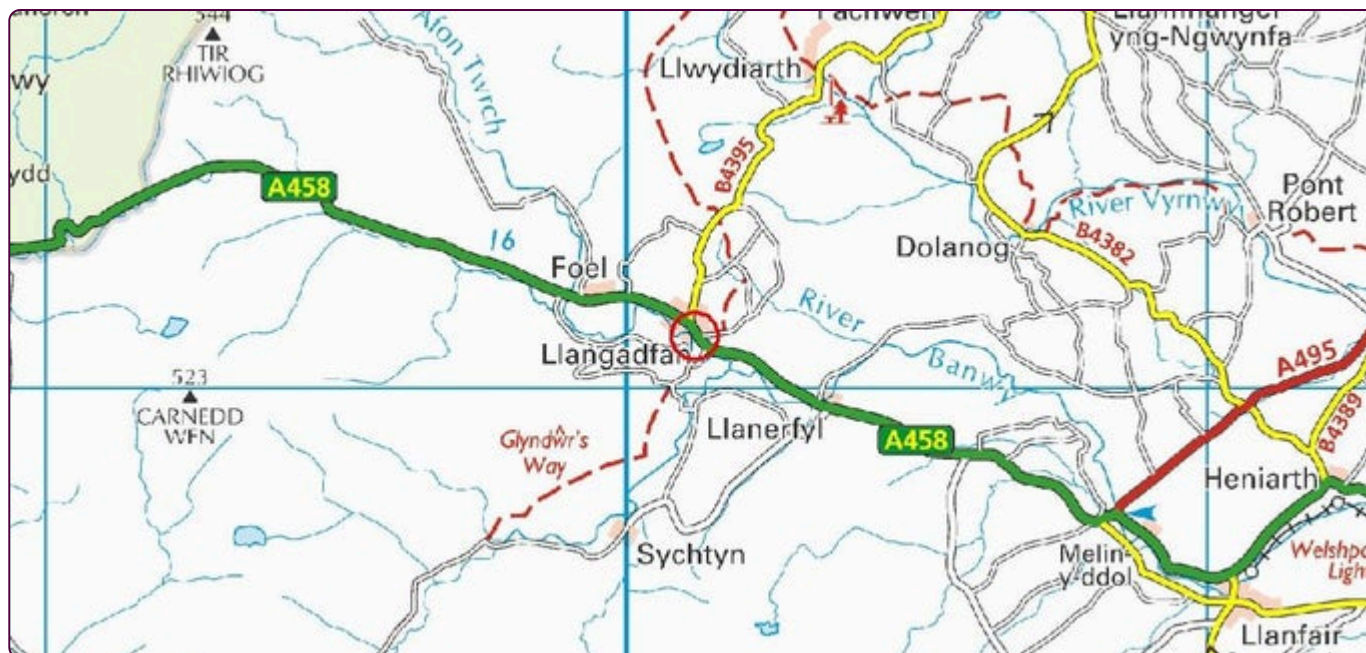
CANN OFFICE HOTEL

Llangadfan, Welshpool, Powys, SY21 0PS

FREEHOLD: £1,000,000 | REF: 5652103

KEY HIGHLIGHTS

- Large plot - 0.9 acres
- Private lodges in "secret garden"
- Beer Garden (140 covers)
- Six bedroom owners accommodation
- Six letting rooms
- Turnover '25 - £426,567



LOCATION

Cann Office Hotel is situated in the village of Llangadfan, Powys, in the scenic countryside of North Wales. The property enjoys a peaceful rural setting while remaining well-connected to major towns and attractions. Welshpool is approximately 12 miles to the east, offering a range of amenities and transport links, while the historic market town of Machynlleth lies around 20 miles to the west. The popular coastal destination of Aberystwyth is reachable in under an hour by car, and Shrewsbury, a major commercial and cultural hub, is just 30 miles away. The hotel's location makes it an ideal base for exploring Snowdonia National Park, which is accessible within 40 minutes, as well as the wider Mid and North Wales region.





DESCRIPTION

Cann Office Hotel is a charming and characterful property offering a unique blend of traditional hospitality and modern comfort. Set within a substantial plot in the heart of North Wales, the hotel comprises a well-appointed main building with a variety of dining and guest areas, six stylish bedrooms, and a collection of high-quality log cabins in a secluded garden setting. With extensive internal and external facilities, ample parking, and versatile owner's accommodation, the property is ideally suited for a range of uses—from a lifestyle business to a more commercially driven hospitality operation. Its peaceful location, combined with strong potential for growth, makes it an attractive proposition for both seasoned operators and those seeking a change of pace.

INTERNAL DETAILS

The ground floor of the premises provides a range of versatile hospitality spaces. Guests can enjoy breakfast in the dedicated breakfast room (30 covers), relax in the bar/dining area (30 covers), or dine in the more intimate dining room (18 covers). Additional spaces include a cosy coffee area (10 covers) and a further flexible room accommodating up to 28 guests. These areas offer scope for varied dining experiences and private events

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

LETTING ACCOMMODATION

The pub offers six beautifully presented bedrooms, five of which are en-suite. Each room has been finished to a high standard, retaining charming original features that reflect the building's character. The accommodation is ideal for guests seeking comfort and style in a rural setting.

EXTERNAL DETAILS

Outside, the property boasts a generous car park with space for approximately 30 vehicles, which also accommodates a coffee shack benefiting from strong passing trade, with services already connected. There is further potential to enhance the offering through the installation of EV charging points. The outdoor hospitality area includes seating for up to 100 guests, with 40 covers sheltered in the attractive courtyard. A standout feature is the "secret garden," home to five high-spec log cabins—three two-bedroom and two one-bedroom units. Each cabin offers studio-style living, en-suite facilities, and private outdoor seating around a central water feature.





OWNER'S ACCOMMODATION

The private owner's accommodation is impressively versatile, offering up to six bedrooms. This space provides flexibility for personal use or potential conversion to additional guest accommodation, depending on the operator's needs.



THE OPPORTUNITY

Currently lifestyle-run, Cann Office Hotel presents significant scope for growth. There is clear potential to increase revenue through enhanced room occupancy and expanded food and beverage trade. With its range of internal and external spaces, high-quality accommodation, and idyllic location, the property is well-positioned for further development under more commercial management.

TRADING INFORMATION

Currently ran as a lifestyle business with opportunity for growth

Turnover '25 - £426,567

GP - £263,003

Adjusted Nett - £195,487

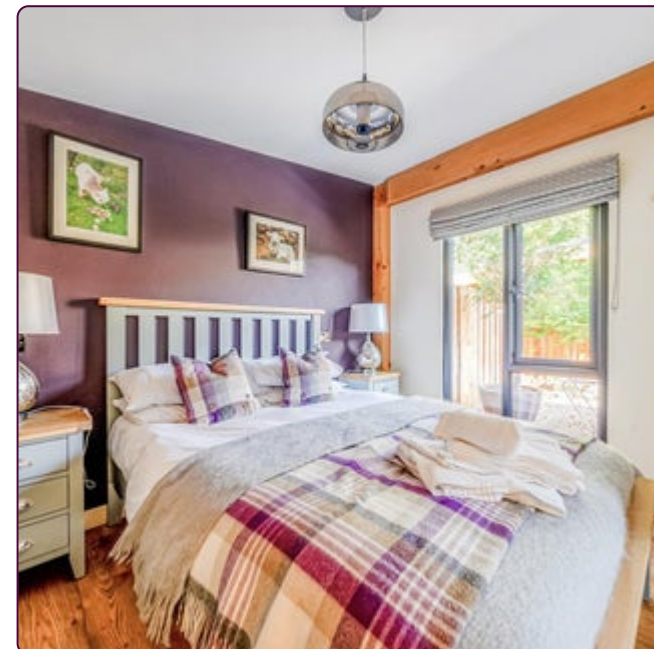
BUSINESS RATES

Current rateable value is £26,000 as of April 2026.

Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

Premises License





For identification only - Not to scale



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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