

FOR SALE

Well Located Profitable Independent Hotel



Plaza Hotel

Bolton Road, Chorley, Lancashire, PR7 4AB

Offers in the region of £1,300,000 - Long Leasehold

Find out more at www.g-s.co.uk

- **Independent Limited Service Hotel**
- **Best Western Sure Hotel Collection**
- **30 En Suite letting bedrooms**
- **Excellent trading location**
- **Lounge, Breakfast Room & Meeting Room**
- **28 Car Parking Spaces**



INTRODUCTION

The Plaza Hotel which trades as limited service 30 bedroom hotel is situated in an excellent trading location on the A6 Bolton Road approximately 1.5 miles from Chorley town centre in the heart of Lancashire between Preston and Manchester, close to Yarrow Valley Country Park.

This two storey detached property is well presented and trades under the Best Western, Sure Collection brand. The profitable hotel provides guests with comfortable en suite letting bedrooms including Hypnos beds, free Wi-Fi, a "Grab & Go" breakfast offer and convenient on site parking for up to 28 cars. The adjacent Yarrow Bridge pub / restaurant is operated by Greene King and provides a food and beverage offer which is available for guests.

LOCATION

The hotel is situated in an excellent trading location fronting the main A6 Bolton Road, approximately 1.3 miles from Chorley Railway Station with connections to Preston, Bolton and Manchester. Junction 8 of the M6 motorway is located approximately 6.5 miles from the hotel, whilst Bolton with its arena is less than 10 miles away, Preston is approximately 13 miles away and Manchester City Centre is less than 25 miles distant.

The location is a key feature of this hotel given that it attracts both leisure visitors as well as midweek corporate guests working locally. The surrounding area benefits from considerable commercial industry including Chorley North Business Park which is situated just 3.5 miles from the hotel. A wide range of businesses are based in Chorley including major manufacturing, technology, and service-sector businesses, with significant operations including DXC Technology, GA Petfood Partners, Story Homes and Chorley Group (car dealerships).

PUBLIC AREAS

The hotel is approached via an entrance lobby leading to a reception area, lounge and breakfast room. The hotel also offers the Plaza meeting room which can host up to 10 guests. There is internal access from the hotel for guests to all other public areas within the building including the meeting room and the letting bedrooms which are located on the ground and first floors.

LETTING ACCOMODATION

The hotel benefits from a total of 30 comfortable en suite letting bedrooms, all of which benefit from a Hypnos bed, flat screen TV with digital Freeview channels, complimentary Wi-Fi, hairdryer and hospitality tray with tea and coffee making facilities.

The letting bedrooms are configured as follows:

Room Category	Quantity
Double/Twin Rooms	25
Family Rooms	4
Accessible Double/Twin Room	1
TOTAL	30

ANCILARY AREAS

The hotel has a range of back of house amenities to help with the day to day running of the business including an Administration Office, Staff WC and Housekeeping Stores.





EXTERNAL AREAS

There are landscaped areas surrounding the hotel together with a lined car park providing space for 28 vehicles.

FIXTURES AND FITTINGS

We are advised that all fixtures, fittings and other items associated with the running of the business will be included within the sale. All appliances are untested and the purchaser should satisfy themselves that all equipment is in full working order.

SERVICES

At the time of our inspection, the hotel was connected to all main services. Prospective purchasers should make their own investigations as to the capacity and condition of all services.

BUSINESS RATES

The business rates are payable to Chorley Council. The rateable value for the hotel for the year commencing 1st April 2026 is £76,500.



ENERGY PERFORMANCE CERTIFICATE

The Plaza Hotel has an Energy Performance Certificate rating of 73 (C) which is available for inspection on request.

FIRE RISK ASSESSMENT

We have assumed that a suitable and sufficient fire risk assessment has been carried out under the regulatory reform (Fire Safety Order 2005). This assessment needs to be recorded in writing where there are five or more employees.

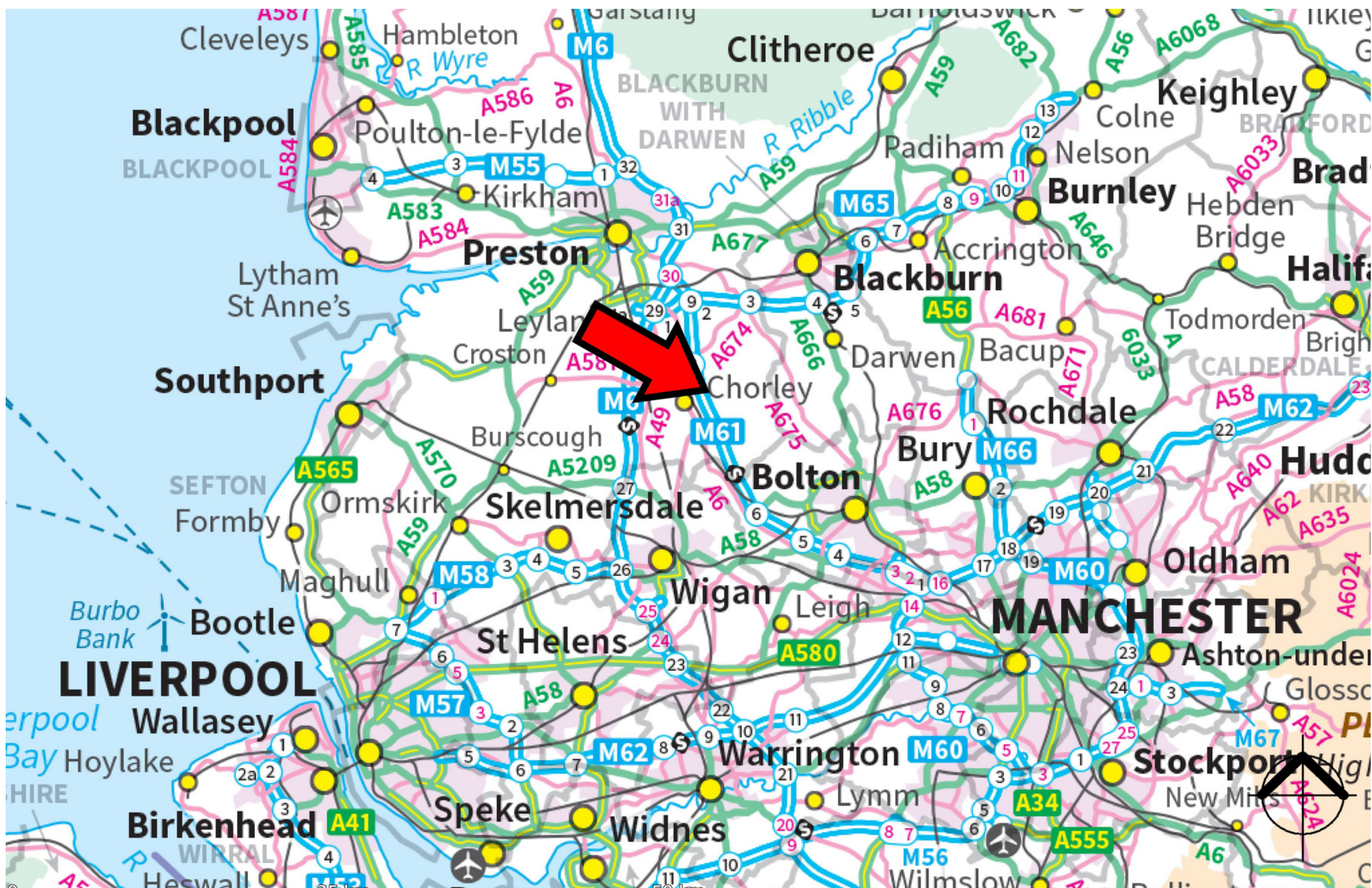
PLANNING

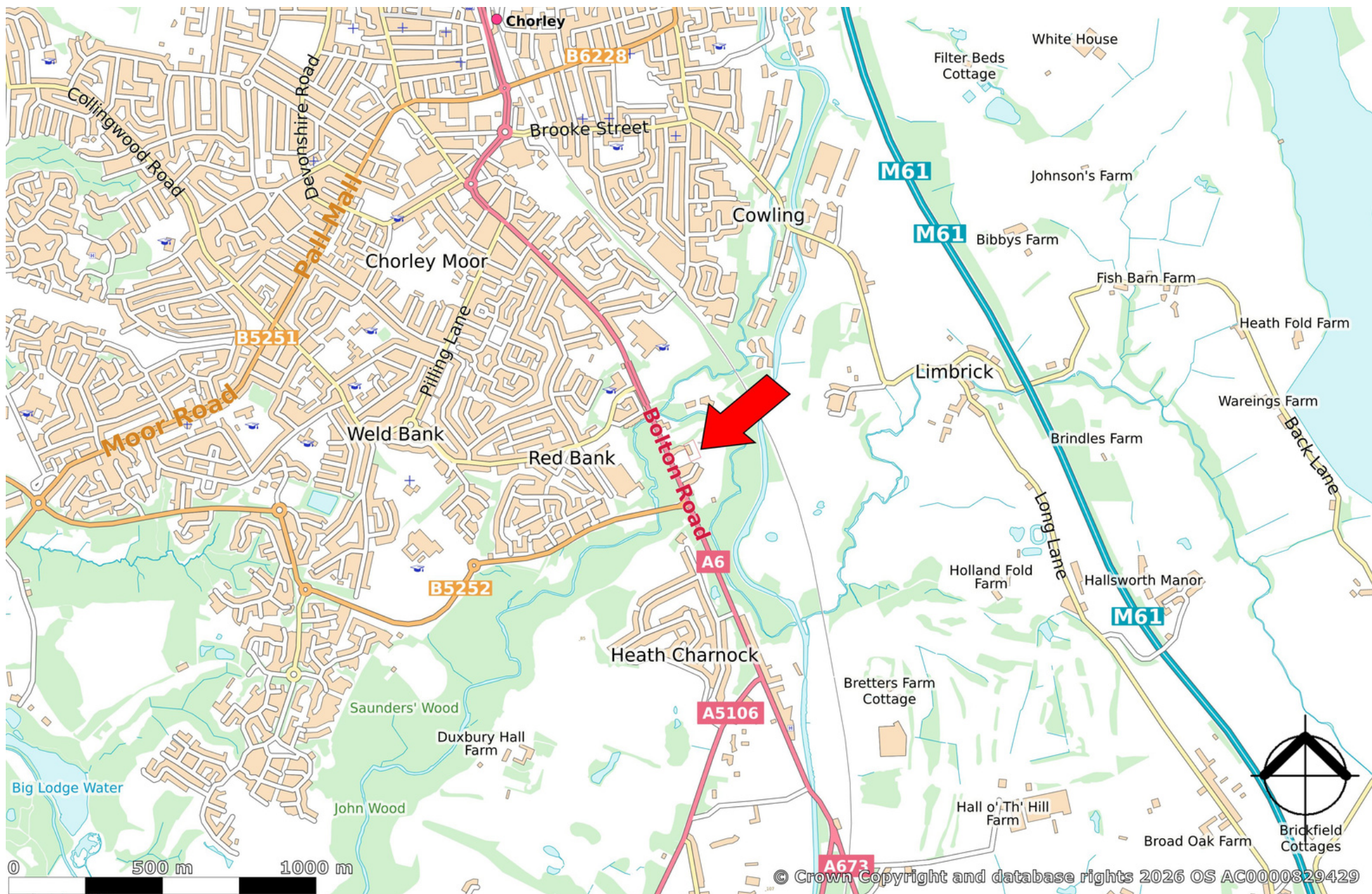
We understand that the property has a valid consent for its current use. However, we would advise interested parties to make their own enquiries with the local planning authority in this regard.

FURTHER INFORMATION

Further information can be found on the hotel website at: [Plaza Hotel, Sure Collection by Best Western | Hotel in Chorley | Bed & Breakfast Hotel](#)









TRADING INFORMATION

Trading profit and loss accounts provided by our clients show that the business produced a net turnover of £452,444 for the year ending July 2025 with a gross profit of £126,285 and an EBITDA of £118,242.

STOCK IN TRADE

Any useable stock in trade is to be purchased in addition at cost and at valuation upon the day of completion.

TENURE

The property is held on a 999 year Long Leasehold title. The lease was granted on the 5th July 2004 at a peppercorn rent.

ANTI MONEY LAUNDERING REGULATIONS

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.

To arrange a viewing please contact:



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ASKING PRICE/SALE STRUCTURE

The well presented and profitable Plaza Hotel is being offered for sale as part of a strategic portfolio review.

The Long Leasehold interest in the hotel is being offered for sale as a going concern hotel business by way of an asset sale transaction off a guide asking price of: **Offers in the region of £1,300,000 to include the goodwill and trade contents.**

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable at the prevailing rate where applicable. Prospective purchasers should consult their accountant/solicitor for professional advice in this respect.

VIEWING ARRANGEMENTS

No direct approach may be made to the business. For an appointment to view, please contact the Vendor's agent, Graham + Sibbald, who are acting as sole selling agents.



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **AUGUST 2026**

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