



Nos Da

2 Victoria Road, Milford Haven, Pembrokeshire. SA73 3AB

Freehold £230,000

- Substantial Public House with Letting Accommodation
- In prominent location overlooking Marina and Haven
- Two character Trading Areas presented in good order with a "nautical" theme
- Two Bedroom Private Accommodation
- Two Bedroom self contained Letting Accommodation
- Enclosed Trade Garden to the rear
- Currently operating on limited hours to suit owners requirements
- Scope to increase Trading Hours

Ref: 91063

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LOCATION

The Nos Da Bar is located on Victoria Road, being one of the main streets within the town centre overlooking the marina and Haven. The marina is in the early stages of a major expansion development to the waterfront to include a new hotel and restaurant. It will also include a conference centre which is planned on the site next to the Nos Da Bar. Milford Haven is situated on the northern banks of Milford Haven Waterway, an estuary forming a natural harbour, which has been used as a port since the Middle Ages. The town has a population of some 13,000 and is the second largest settlement in Pembrokeshire. It has developed around the waterways, previously having been a whaling centre, Royal Naval dockyard and fishing port, but now home of a number of oil refineries and LNG terminal which receives and produces much of Britain's fuel. It is also home to a busy commercial and boating fraternity and there is also a ferry terminal link to Ireland.

The Nos Da Bar is a substantial property which appears to be constructed mainly of stone and brick with rendered and colourwashed elevations under a pitched slate roof. It provides character nautical themed trading areas at ground floor, with owners accommodation and self contained two bedroom holiday accommodation at first and second floors. The property also enjoys the benefit of an enclosed trade garden to the rear.

The Bar has been in our clients ownership since 1996 and has become available for the first time in 25 years as they look forward to a change in lifestyle. With the large scale development happening in the immediate vicinity this is an exciting time for new owner/operators to develop the business along with the improvements to the surrounding area.

TRADE AREAS

GROUND FLOOR : Front entrance vestibule leading to L shaped FRONT BAR decorated in nautical theme. Heavily beamed effect ceilings, slate tiled floor and part exposed stone and paint decorated walls. Feature fireplace. Fixed booth style bench seating and loose tables and chairs for approximately 40 customers, with ample room for many more standing. Two-section L shaped SERVERY. Behind the Servery is access to a small flash-cooler cellar system having two regular lines.

REAR BAR with heavily beamed effect ceiling, stripped wood floor and part wood panelled walls. An eclectic mix of seating for 25, with ample room for more standing. **BAR SERVERY** with feature counter set onto barrels. Wash-up. **LADIES & GENTLEMENS TOILETS.** Former **KITCHEN** (currently unused).

OWNERS ACCOMMODATION

FIRST FLOOR : Spacious **KITCHEN** with fitted units and dining table. Access to private **ROOF GARDEN.** Large **LOUNGE** and two very spacious **DOUBLE BEDROOMS.** Family **BATHROOM.**

LETTING ACCOMMODATION

SECOND FLOOR : "Air B & B" with separate external access. Central Landing leading to large open plan **KITCHEN/ LOUNGE/DINER.** 2 spacious **DOUBLE BEDROOMS** and separate **SHOWER ROOM.**

EXTERNAL

Enclosed trade garden with covered section. Slabbed floor and seating for approximately 30. Ample room for many more standing. Small private enclosed area.

THE BUSINESS

Our clients have operated the business for a number of years as a public house and late night bar with letting accommodation. More recently they have condensed the trading to three evenings per week, Thursday to Saturday, with the addition of the letting accommodation. There is undoubted scope for new owners to increase the trading hours.

The letting accommodation is currently offered on an "Air B & B" basis at a tariff of £60 per night, self catering. In total the business achieves sales in the region of £70,000 per annum, exclusive of VAT.

TENURE & PRICE

FREEHOLD £230,000 to include goodwill and trade furniture, fixtures, fittings and effects. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



LICENCE

A Premises Licence is held for the supply of alcohol between 11 am to 1.30 am Sunday to Wednesday and 11 am to 2.00 am Thursday to Saturday.

SERVICES

All mains services are connected
Gas fired central heating

Pembrokeshire County Council

County Hall, Haverfordwest, Pembrokeshire. SA61 1TP

01437 764551

Rateable Value : £50,500

Business Rates Payable : £27,017.50



EPC Reference: Details Awaited

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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