



The Coach House Hotel

116 Main Street, Pembroke, Pembrokeshire, SA71 4HN

Freehold £765,000

- Immaculate 22 bedroom private hotel
- Busy town centre location near tourist attraction
- Recently refurbished lounge bar and restaurant
- Tarmacadam lined car park (30), hotel garden overlooking millpond
- Net sales approximately £560,000 year ended March 2024
- Trade split approximately 75% accommodation/25% food and drink

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LOCATION

The town of Pembroke is a historic settlement and the former county town of Pembrokeshire which sits on the southern peninsula by the estuary of the River Cleddau, an Area of Outstanding Natural Beauty within the Pembrokeshire Coast National Park. The national park and surrounding area attract a large number of tourists and holidaymakers throughout the year.

Pembroke itself has a rich history of being developed around the castle, which still dominates the town and landscape today. It was initially built by Roger de Montgomery in 1093 during the Norman invasion of Wales. It continued to play an active role in the development of medieval Britain and is famed for being the birthplace of King Henry VII – the first Tudor king.

The Coach House Hotel is located on Main Street, along the town's main thoroughfare, together with the castle and a large number of retail and leisure outlets. The property sits within a substantial site which houses a 22 bedroom hotel, car parking for 30, and a garden overlooking the millpond. The Coach House Hotel is an original cottage style property with later additions. It is a mixture of stone and block with part rendered and colourwashed elevations beneath pitched slate and tile roofs. The grounds are a feature of the property providing excellent outside trading areas and parking within the town's centre.

The property underwent a major refurbishment programme post the Covid-19 pandemic and is presented in very good condition throughout. It will require very little major investment for many years if managed and maintained correctly.

TRADE AREAS

Main front entrance leading to a large, open plan RESTAURANT and BAR. The room was refurbished in 2021 to a very good standard and has a mixture of slate and stripped wood effect floor covering. Restaurant seating for 55. Lounge seating with contemporary leather-clad bench seats to industrialised style tables for 24. Wood clad marble top bar servery with metro tile back bar fitting.

CATERING KITCHEN of a good size with UPVC and stainless steel clad walls. Quarry tile floor, large extraction hood and a good selection of commercial catering effects and equipment. Direct access to the restaurant.

Large LAUNDRY ROOM fully equipped with commercial washing machines and dryers.

LADIES' and GENTLEMEN'S TOILETS. LINEN STORE.

LETTING ACCOMMODATION

The hotel offers 22 quality EN SUITE LETTING BEDROOMS arranged over the ground and first floor, with the addition of an ANNEXE. All rooms are appointed to a very high standard providing tea and coffee making facilities along with television, wardrobes and desk.

In addition, the hotel has a RECEPTION with OFFICE to RESIDENTS' LOUNGES and a BOILER/LAUNDRY ROOM.

PRIVATE ACCOMMODATION

Ground floor entrance to the rear with steps to the first floor having a DOUBLE BEDROOM, KITCHEN, DINING AREA, LOUNGE and BATHROOM.

EXTERNAL

To the front is an ornamental, metal railing enclosed block paved patio with seven large, eight seater 'A' frame picnic style benches and a number of planters.

Coaching arch leading to the side and rear tarmacadam CAR PARK with 30 lined spaces. COTTAGE HERB GARDEN with greenhouses. Block paved patio garden adjoining the ground floor letting rooms and having external access. BIKE SHED with CCTV.

To the rear of the car park is the hotel garden being laid predominantly to lawn with seating areas and outstanding views of the millpond.

THE BUSINESS

The business has been operated by the vendor since 2004. During this time, it has been added to via various property purchases and development. It is appointed to a very high standard and enjoys an excellent level of trade throughout the year. The Coach House Hotel attracts a large number of tourists and those working in the area. The current owner concentrates on the accommodation element of the business, only opening the restaurant and bar for limited hours between 18:00—21:00 six days a week, closing on Fridays. They do occasionally operate during the daytime for private functions, which provides huge scope for new operators to employ a more comprehensive restaurant and food offering.

Out clients trading profit and loss accounts for the financial year ended 31 March 2024 show sales exclusive of VAT of £561,654, with an excellent gross profit of 75.8%. The business achieves a healthy level of net profit after adding back repairs. The trade is split approximately 75% accommodation to 25% food and beverage.



TENURE & PRICE

FREEHOLD £765,000 to include 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.

LICENCE

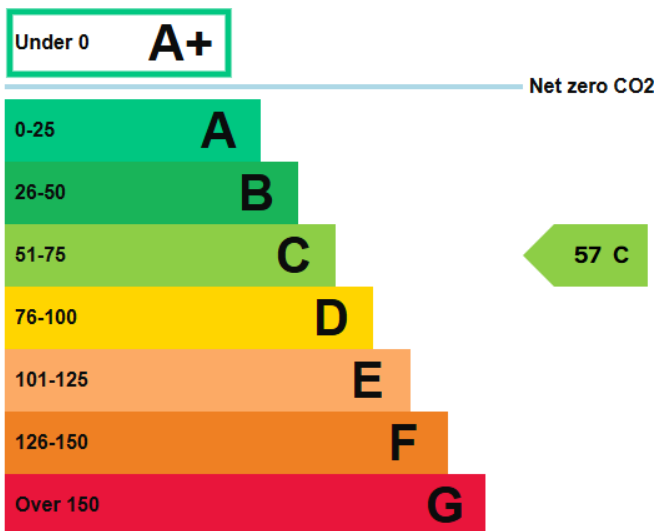
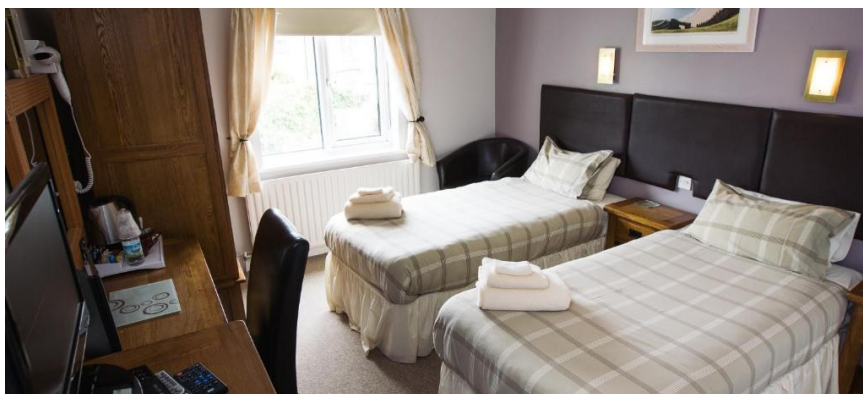
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Pembrokeshire County Council,
County Hall, Haverfordwest SA61 1TP.

Rateable Value: £30,000 as of 01 April 2023.



EPC Reference: **2210-9478-4324-6622-9603**

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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