



Duke of Edinburgh Inn

Newgale, Haverfordwest, Pembrokeshire SA62 6AS

Tenure: Freehold

Price: £325,000

Ref: 96016

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Substantial public house (150+)
- Planning permission for alterations and refurbishment to public house
- Waterfront location with stunning beach views
- Large carpark to rear (100+)
- Situated within Pembrokeshire Coast National Park
- Site of approximately 1 acre

Location

Newgale is a coastal village with almost two miles of beach in the parish of Roch in Pembrokeshire, West Wales. The beach is situated in the Pembrokeshire Coast National Park, which was established in 1952. It is the only national park in the United Kingdom to consist largely of coastal landscapes; it has a varied landscape of rugged cliffs, sandy beaches, wooded estuaries and wild inland hills. Its total area is 243 square miles.

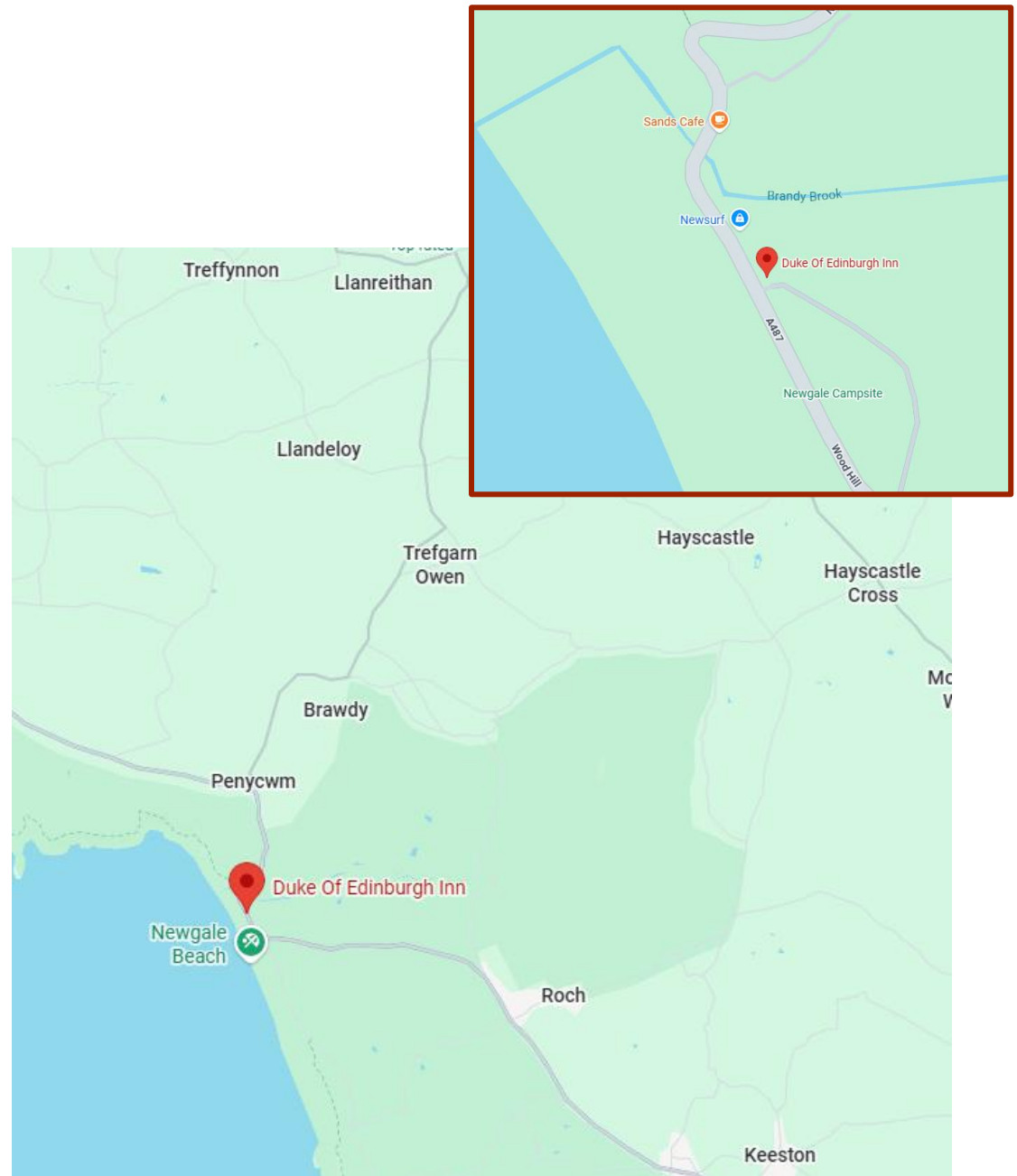
Newgale is one of 40 Welsh Blue Flag beaches, which means it has the highest certification possible for quality, cleanliness and facilities. The beach is backed by a large pebble bank which was created by a major storm in 1859, and which still acts as a sea defence to this day. Newgale is popular with holidaymakers, wind surfers and canoeists throughout the summer months. There are two caravan parks, a campsite, shops and a public house.

The Property

The Duke of Edinburgh Inn is a substantial property overlooking the beach. It appears to be constructed mainly of stone and brick with rendered and colourwashed elevations under a pitched, tile roof. It has significant fire damage throughout.

The property is situated in the Pembrokeshire Coast National Park.

The site is approximately 1 acre.





Planning Permission

The Duke of Edinburgh Inn has full planning permission for alterations and refurbishment works to the existing public house including change of use of the first floor manager's accommodation and letting units to bar/restaurant area.

The application can be found using reference NP/24/0259/FUL.

However, there has been another application for Variation of Condition which, if approved, would enlarge the first floor accommodation and enable various changes to be made to fenestration and external access.

This application can be found using reference NP/25/0418/S73.

The current approved application would consist of the following:

Trade Areas

GROUND FLOOR:

Seating for 40+ customers. Large commercial kitchen. On level cellar. Games rooms with seating for 15. Lift access. LADIES' TOILETS. GENTLEMEN'S TOILETS. DISABLED TOILETS.

FIRST FLOOR:

Seating for 115+ customers and outside balcony seating for 50+ customers

External

To the rear and side of the property is a large hardstanding CAR PARK for 100+ vehicles.



The Business

The business has previously traded as a destination public house before closing in January 2024 due to fire damage.

We have been advised for the year ending March 2023 gross sales stood at £850,000.

Grants

Grants may be made available via the community facilities programme of up to £300,000 subject to the necessary application process. Further information can be found on the Welsh Government website.

Tenure & Price

FREEHOLD £325,000

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

Services

All mains services are available. LPG

Rateable Value: TBC.

Local Authority: Pembrokeshire Council.



2 Front 3D View





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.