



Lamphay Hall Hotel

Upper Lamphay Road, Lamphay, Pembrokeshire, SA71 5NR

Tenure: Leasehold

Price: £75,000

Ref: 96391

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- 10 en suite letting bedrooms
- Former refectory offering period features and charm
- Two bedroom private accommodation
- Ample parking
- Trading just below VAT threshold
- New lease available

Location

The village of Lamphey is a sought-after residential location in the heart of Pembrokeshire, on the northern edge of the Pembrokeshire Coast National Park. It is an excellent location, being close to the town of Pembroke, with its stunning castle, and the historical, medieval coastal town of Tenby – one of Wales's busiest tourist locations. In close proximity are a number of outstanding beaches, the closest being Freshwater East which is only a ten-minute drive from the premises.

Throughout the year, the area attracts a large number of tourists, outdoor enthusiasts, and holiday makers from all over Britain and further afield, especially northern Europe.

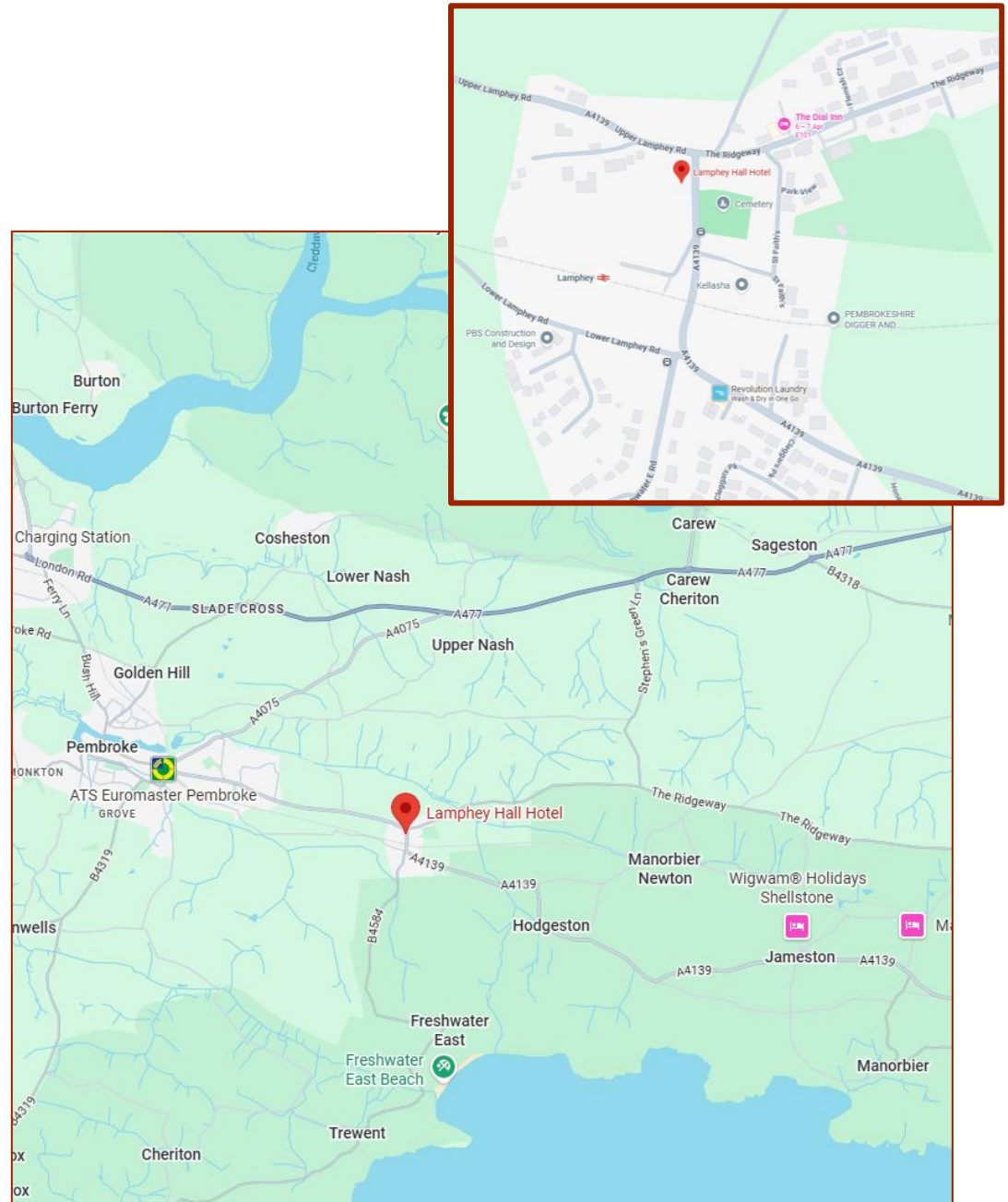
The Property

Lamphey Hall Hotel was created from the former rectory in the early 1970s and takes centre stage in the attractive village, being next to the main road. It has a prominent roadside location with excellent frontage, making it easily recognisable.

The substantial property appears to be constructed mainly of stone and brick with rendered and colourwashed elevations under a pitched slate roof.

It offers ten en suite letting bedrooms and two-bedroom owners' accommodation. It also has the benefit of ample parking and outside trade areas.

It is to be available on favourable, free of tie lease terms.



Trade Areas

Entrance to RECEPTIONAL HALLWAY with access to well-appointed interconnecting BREAKFAST ROOM and RESIDENTS' LOUNGE with comfortable settle seating for 12, and dining chairs and tables for 24. The breakfast room has a service counter.

Small PREPARATION KITCHEN. OFFICE. GUEST WC.

Letting Accommodation

Over the ground and first floor are TEN EN SUITE LETTING BEDROOMS: two singles, one twin, and seven doubles.

Owners' Accommodation

The owners' accommodation has external access from the side and rear of the property. It comprises a KITCHEN (in the process of being fitted with modern units) and a LOUNGE.

On the first floor are TWO ADJOINING BEDROOMS, and a BATHROOM.

ATTIC SPACE which could be developed into a third bedroom.

External

Well-maintained and attractive LAWNED GARDEN and ornamental pond to the front of the property, with views across the surrounding countryside.

Seating to front and side of the property for approximately 40.

Two section tarmacadam CAR PARK with lined spaced for 26.





Licences

A full Premises Licence is held permitting the sale of alcohol on and off the premises Monday to Saturday: 11:00 – 23:00 and Sundays: 12:00 – 22:30.

The Business

The business operates as a self-contained bed & breakfast, only offering a continental breakfast which is self-served by the customers.

It currently trades just below the VAT threshold to suit our clients' requirements. There is undoubted scope to push the business further, if required.

Tenure & Price

£75,000 FOR THE LEASEHOLD INTEREST to include trade furniture, fixtures, fittings, effects and goodwill.

The Property is to be let from a private landlord for a term of ten years on a full repairing and insuring basis. The rent is to be set at £40,000 per annum, exclusive of VAT, to be paid monthly in advance, subject to rent reviews every three years throughout the term. The lease is fully assignable and free-of-tie.

The premises can be let in conjunction with the Lamphey Bar & Bistro (Reference 96525) with a combined ingoing of £85,000 and a combined annual rent of £50,000.

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 connected.

Rateable Value: £71,000 from 01 April 2026.

Local Authority: Pembrokeshire County Council.





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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.