



The Middlegate Hotel

41 Main Street, Pembroke, Pembrokeshire, SA71 4JS

Tenure: Freehold

Price: £450,000

Ref: 95633

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Busy medieval tourist town
- Thriving high street location
- Eight guest bedrooms
- Public bar with games area and former nightclub
- Large car park with gated access

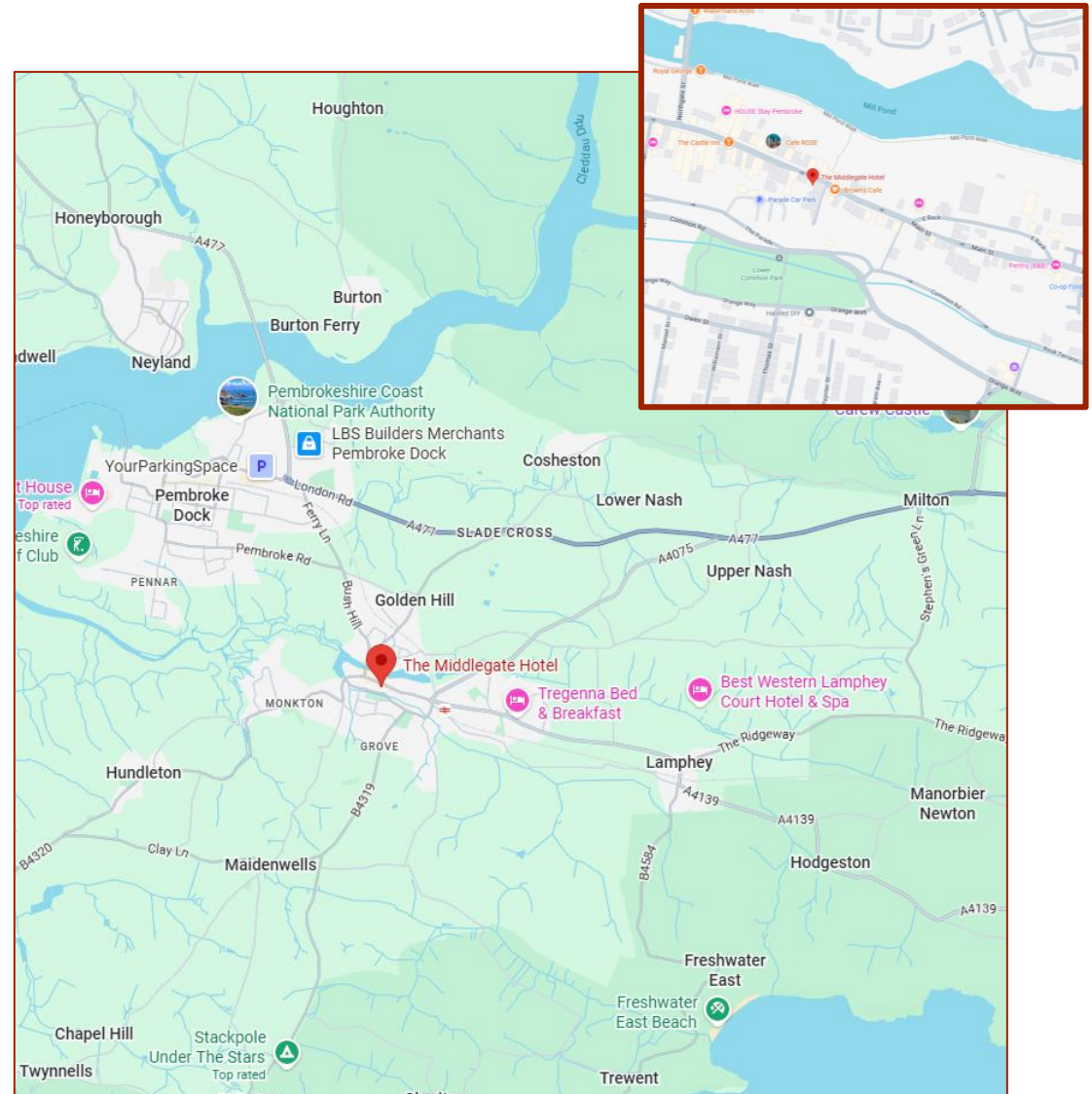
Location

The former county town of Pembroke is an historic settlement which sits on the southern peninsula of Pembrokeshire, to the side of the estuary of the River Cleddau, an Area of Outstanding Natural Beauty within the Pembrokeshire Coast National Park. The town itself has a rich history, being developed around the castle which still dominates the town and landscape today. 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 as the birthplace of King Henry VII, the first Tudor king. Both the town and the surrounding national park attract a large number of tourists and holidaymakers throughout the year.

The Property

The Middlegate Hotel stands at the centre of the busy Main Street amongst numerous hotels, public houses and retail units. The property itself is terraced and appears to be constructed in the main of stone and brick with rendered and colourwashed elevations under a pitched slate roof. It offers extensive accommodation comprising an interconnecting café, public house and former nightclub, eight guest bedrooms and small private quarters. It also has the benefit of a private car park to the rear with gated access from the town's main car park. This rear section previously had the benefit of planning for the major development of letting bedrooms.

The premises have been in the same family hands for a number of years but have become available to purchase due to ill health and our clients' wish to retire from the trade.



Trade Areas

Café: Entrance from high street into the MAIN CAFÉ being comfortably furnished for 40. SERVICE COUNTER with direct access to CATERING KITCHEN (*flying freehold above*).

The public house has direct access from the main high street into a two section LOUNGE BAR and GAMES AREA with SERVERY, easily seating 80 customers, with ample room for more standing. Access to the catering kitchen. On-level CELLAR and CUSTOMER TOILETS.

FORMER NIGHTCLUB being split level with seating for at least 80. Servery. LADIES' and GENTLEMEN'S TOILETS. Double door access to external drinking area.

Letting Accommodation

At first floor level are EIGHT guest bedrooms, being a mixture of single, twin and family.

External

To the rear of the property, with gated access from the town's main car park, is the property's PRIVATE CAR PARK which could accommodate a number of vehicles and leads onto the lawned former trade garden with direct access to the nightclub.

NB: The property retains a right of way across the public car park for access to its own car park and garden.





The Business

The business has been operated by the current owners for a number of years and has historically traded very well as a public house, nightclub, café and guesthouse. Unfortunately, due to ill health, the property is now trading on a part time basis with limited trading hours and income. All prospective purchasers will need to make their own assessment as to the potential viability of the business moving forward.

Tenure

Freehold £450,000 to include fixtures and fittings. 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

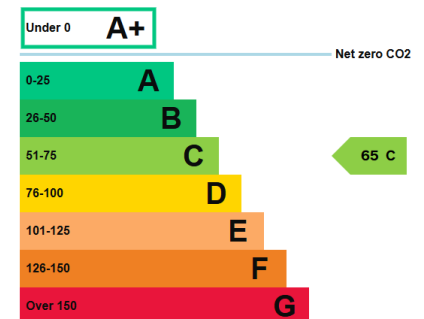
A premises licence is held.

Services

All mains services are connected.

Local Authority: Pembrokeshire County Council.

Rateable Value: £19,750 from 01 April 2026.







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Business Mortgages

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Utility Helpline

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