



Cross Inn

Hayscastle Cross, Haverfordwest, Pembrokeshire. SA62 5PR

Freehold £299,995

- Pembrokeshire Coast National Park
- Village Freehouse
- Substantial Public House located on crossroads
- Two character Trading Areas
- Extensive Four Bedroom Owners Accommodation
- Gardens and Car Parking

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LOCATION

Hayscastle Cross stands on the B4330 some six miles north of Haverfordwest in a very popular part of Pembrokeshire and some four miles from the coast. The property stands in the centre of the village in a prominent site on a crossroads. Pembrokeshire has now become one of the most iconic tourist locations within the UK, famed for its coast with the highest graded beaches in the whole of the British Isles and its scenic coastal path walk.

The Cross Inn is well positioned to attract custom from many of the holiday parks located nearby, but this should not be dismissed purely as a tourist area. The Cross Inn is conveniently located for two of the largest towns in Pembrokeshire, Haverfordwest and Fishguard, and already has a well established locally based level of trade. The property is briefly described as follows:-

TRADE AREAS

MAIN BAR AREA at one time being a number of smaller rooms which have been made open plan. The rooms are still partially separated by a central stone wall which is emulsioned. The room has a heavily beamed ceiling and part exposed stone walls, part slate tiled and part carpeted floor. The room has pew and bench seats as well as captains chairs and low table stools, currently arranged for 40 or so customers. Open fireplace with brick surround and **GAMES AREA** with darts throw. L-shaped counter from **CENTRAL BAR SERVERY** which has tongue and grooved panelled front.

The **DINING ROOM/RESTAURANT** can be accessed via a separate external entrance. It is carpeted and has contemporary ladderback dining chairs to matching tables, currently arranged for 16 diners. Counter from central bar servery. The **KITCHEN** is adjacent, has modern fitted kitchen units, mainly to domestic standard, but the room is of good size and would suit upgrading to full catering spec. Between the two respective serveries is an on level **BEER CELLAR** with delivery access from the front of the premises.

LADIES and GENTLEMENS TOILETS.

OWNERS ACCOMMODATION

FIRST FLOOR owners accommodation which is arranged as follows:- Domestic **KITCHEN** with modern fitted units and sufficient space for a dining table. Small **BOXROOM** off. **LOUNGE.**

BEDROOM 1 (double), **BEDROOM 2** (double) with fitted wardrobes. **BEDROOM 3** (double) and **BEDROOM 4** (single). Family **SHOWER ROOM** with suite of wash hand basin, WC and shower.

EXTERNAL

To the side of the property is a lawned **TRADE GARDEN**. To the rear is an enclosed **SERVICE COMPOUND**. To the front is a draw-on **CAR PARK** with space for approximately 14 vehicles.

THE BUSINESS

Our clients have run the business since 2007 although the pub has been in the same family's hands for generations. Our clients also own another business and only operate relatively short hours, evenings only, Monday through to Saturday and Sunday afternoons.

Trade is split 60% wet sales and 40% food sales highlighting to prospective purchasers the scope for developing the catering side of the business, although this would require some investment into the catering kitchen and re-organisation of the trading areas. Accounting information will be made available to seriously interested prospective purchasers following a formal viewing.

This is a deceptively large public house set in this idyllic coastal location in the glorious and sought after county of Pembrokeshire.

TENURE & PRICE

FREEHOLD £299,995 to include goodwill and trade 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

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 11.00 am and 12.30 pm Monday to Thursday, 11.00 am and 1.30 am on Fridays and Saturdays and 11.00 am and 12 midnight on Sundays.

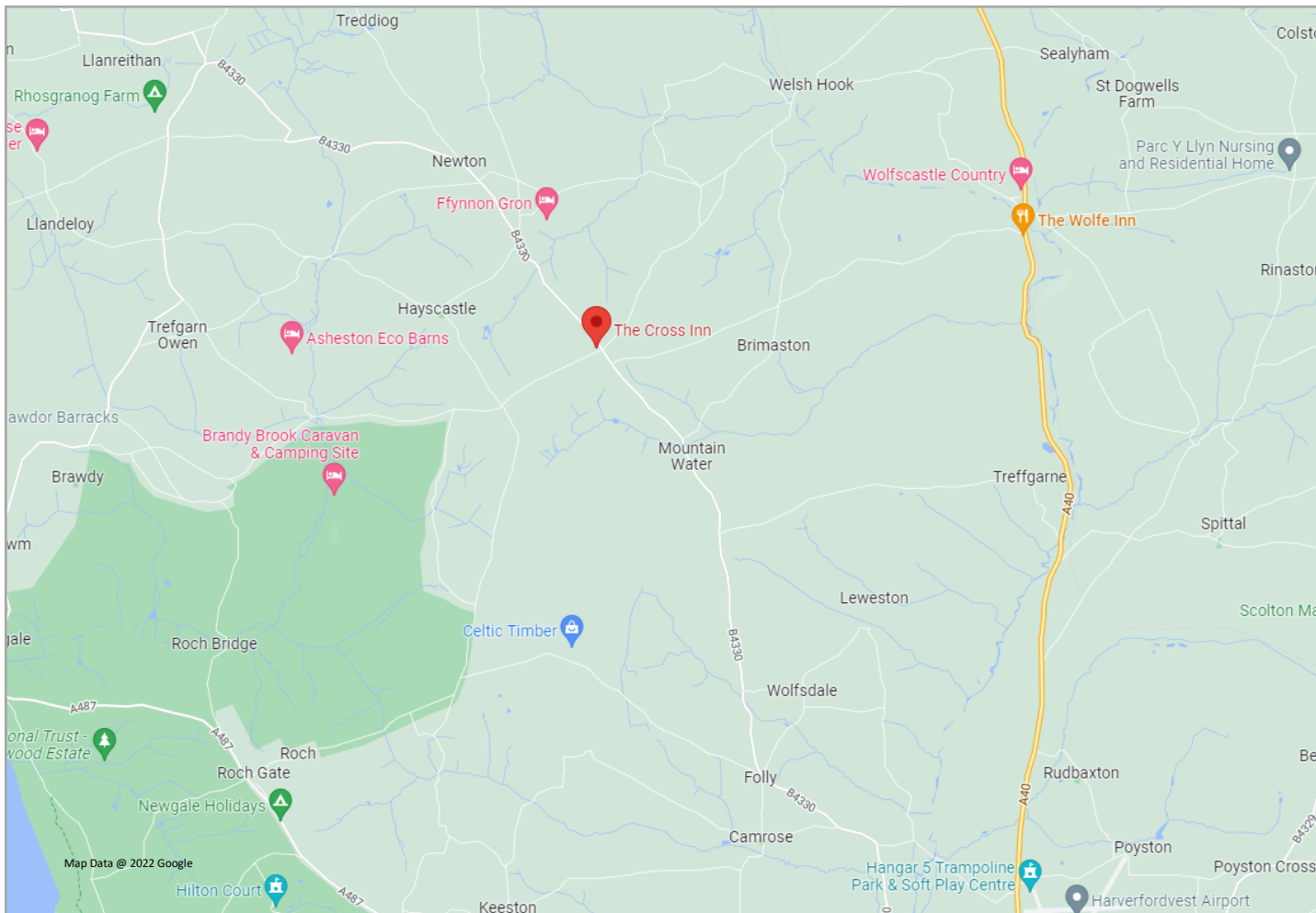
SERVICES

Mains electricity, water and drainage are connected Oil
fired central heating

Pembrokeshire County Council—01437 764551

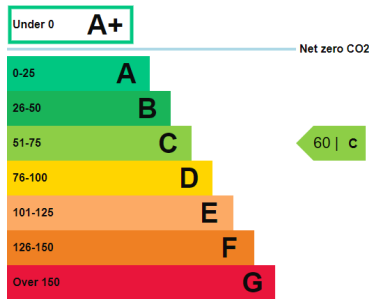
Rateable Value £3,250

Business Rates Payable £1,728.75 (100% SBR Relief)



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 1959-3662-2303-6084-9498

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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