



The Salty Dog

14a High Street, Presteigne, Powys, LD8 2BA

Tenure: Leasehold

Price: £75,000

Ref: 96520

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Greengrocers in town centre location
- Substantial four bedroom apartment with separate entrance
- Net turnover £244,000 with a healthy net profit
- Potential for further development

Location

Presteigne is a market town and community on the banks of the River Lugg in Powys, Wales. The town is located on the England/Wales border which encircles it to the northeast and south. Presteigne was formerly the county town of the historic county of Radnorshire. Despite being in Wales, it is a part of the Diocese of Hereford.

The countryside surrounding Presteigne is breathtaking and the drive from Presteigne to Aberystwyth has been voted one of the ten most scenic drives in the World by the AA.

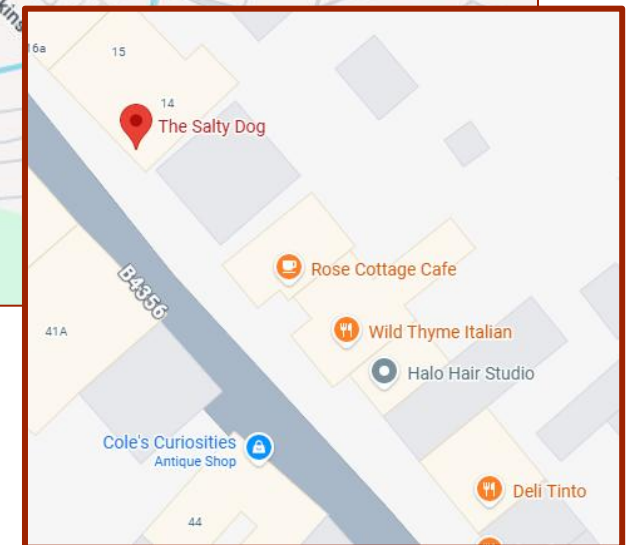
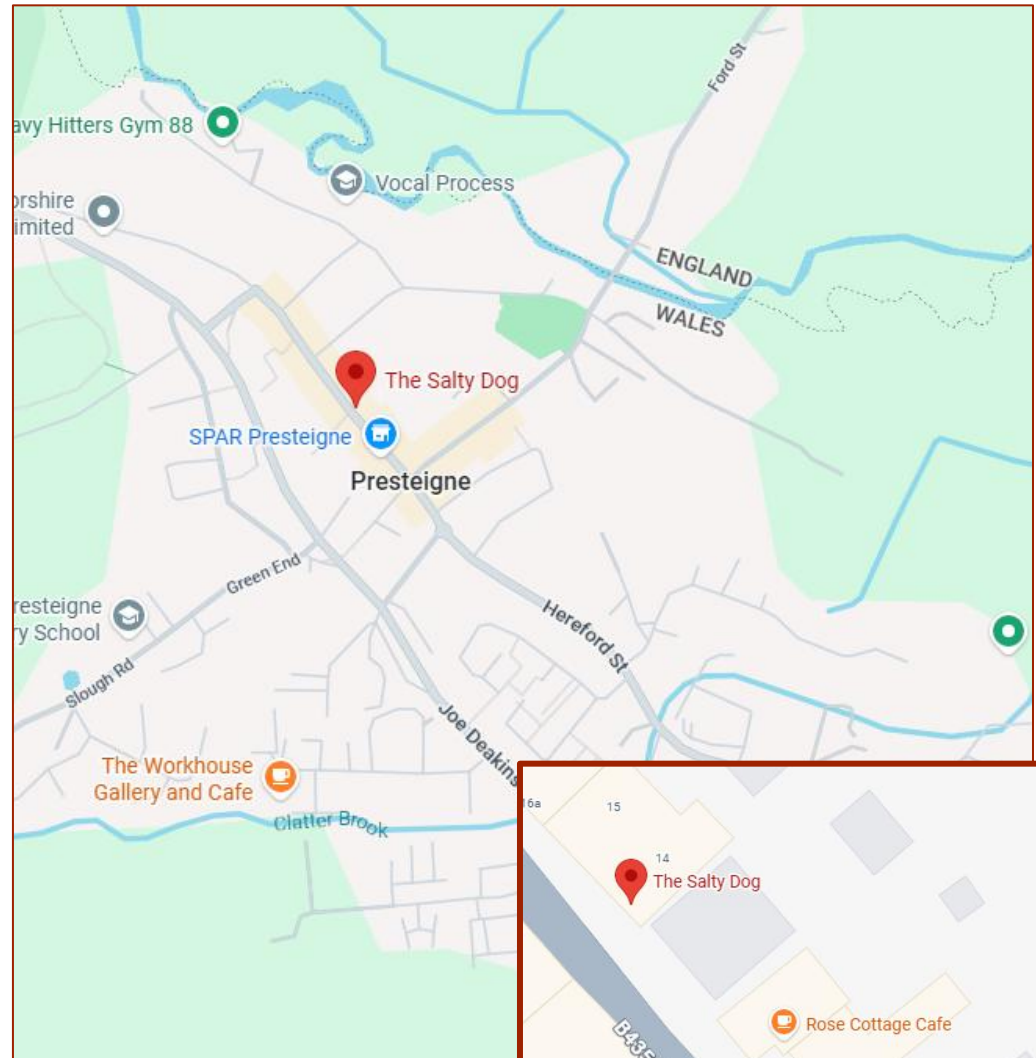
Offa's Dyke Path runs adjacent to Presteigne and the town benefits from many walkers.

This bustling and vibrant market town is located some 4 miles north of Kington and some 5 miles southeast of Knighton. According to the 2021 census, the town has a population of 2,710.

The Property

This Grade II listed premises is a three storey, terraced property. There is a spacious four bedroom apartment on the first and second floors. The building appears to be constructed in the main of brick and stone with part rendered and colourwashed elevations under a pitched slate roof.

The property is described as follows:



Trade Areas

GROUND FLOOR

Double frontage, leading into the open plan TRADE AREA with tile floor and fitted shelving for the display of fruit and vegetables. There is a partial divide between the shop floor and an OFFICE. Central SERVERY COUNTER with glass display.

Adjacent is a UTILITY AREA with Altro nonslip flooring and stainless steel effects. If extraction facilities were fitted, this room could potentially be used as a commercial kitchen. WC.

Owners' Accommodation

With its own private entrance:

FIRST FLOOR

LOUNGE and DINING ROOM with boarded floors and exposed beams. What was previously a domestic kitchen is now a COMMERCIAL KITCHEN with Altro nonslip flooring and stainless steel effects. BATHROOM with bath and WC. There is an additional room which could be used as a DINING ROOM or a storage area.

SECOND FLOOR

BEDROOM 1 (large double), BEDROOM 2 (double) and BEDROOM 3 (single). Storeroom.

External

To the left-hand side of the premises is a small alley which provides access for bin storage and entry to the apartment above.





The Business

The Salty Dog opened in 2011 and has since operated as a successful greengrocer's, offering a range of exotic fruits and vegetables as well as fresh fish.

Previously, the first floor was used as a pop-up Tapas Bar which we understand was both popular and successful. This has closed due to our client's other business commitments.

Accounts for the year ended 2025 show a net turnover of £244,000, with an adjusted net profit of over £35,000. It must be noted that in the year 2024, turnover was £277,000 net of VAT with an adjusted net profit of £51,000. Our client advises that the recent reduction in profit is a consequence of his hiring additional staff for personal reasons.

The business's operating hours are:

Sunday – Closed

Monday to Friday – 9am to 4.30pm

Saturday – 9am to 2.30pm

Our client is a sole proprietor, and prospective purchasers will see there is potential to increase the net profit by operating the business as a joint venture/couple. There is also potential to use the rear utility room as a commercial catering kitchen, enabling a food/drinks service to be introduced as an additional revenue stream.



Tenure & Price

LEASEHOLD £75,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The premises are held on a part repairing and insuring agreement from a private individual for a term of ten years, commencing December 2023.

The lease falls within the security provisions of the Landlord & Tenant Act 1954, Sections 24 to 28, and is fully assignable. Rent is £9,000 per annum paid monthly in advance. The lease is free of all trade ties.

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



Licences

A Premises Licence is not held.

Services

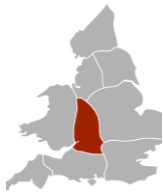
All mains services are connected.

Rateable Value: £4,950 as at 1st April 2026.

Small business rates relief is applicable. No business rates are payable.

Local Authority: Powys County Council.





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