



Springwell Inn

Pendine, Carmarthenshire, SA33 4PA

Freehold £695,000

- Beach front location with outstanding views
- Busy holiday destination on South Wales coastline
- Public bar & restaurant with outstanding views of beach
- 3 well appointed en suite letting bedrooms
- Decked trade garden to the front, overlooking beach

Ref: 85960

01981 250333

wales@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Springwell Inn stands in an enviable position at the centre of the village of Pendine, commanding outstanding views across Pendine Beach which is approximately 20m from the front door. It is in a prime location to take advantage of this very busy holiday destination. The property has enjoyed much investment under the current owners and appears to be of brick and stone construction with rendered and colourwashed elevations, under a predominantly pitched tiled.

The property current offers two trading areas, with the restaurant having excellent sea views. To the front is the decked trade garden which has outstanding beach views and, during the warmer months, has capacity to double the number of covers the business can cater for. The business is currently operated as a lock-up, with the first floor offering very good en suite letting accommodation. However, this could easily be reinstated as private lodgings if required.

The village of Pendine is located on Carmarthen Bay, a mecca for holidaymakers, being the Home of Pendine Sands Caravan Park along with a number of smaller privately owned parks and holiday homes and lodges. It is located between the well known village of Laugharne, being the former home of Dylan Thomas, and the renowned holiday destination of Tenby. Pendine is easily reached by leaving the A40 at St Clears and travelling for approximately 25 minutes along the well signposted local roads.

TRADE AREAS

Front entrance leading to the nautical themed PUBLIC BAR having a quarry tiled floor and part exposed stone walls. Heavily beamed ceiling and feature fireplace with solid fuel burner. Traditional pub style seating for approximately 24. Oak panelled front bar counter to the SERVERY.

RESTAURANT having quarry tiled and stripped wood effect flooring. Feature stone fireplace with solid fuel burner. Dining tables and chairs for about 60 customers. Outstanding views of Pendine Beach. Bar counter with wood panelled front, to interconnecting SERVERY.

CATERING KITCHEN appointed to a good standard, having extraction hood and a selectin of commercial catering equipment and effects. LADIES, GENTLEMENS and DISABLED TOILETS.

LETTING ACCOMMODATION

FIRST FLOOR : Three well appointed en suite LETTING BEDROOMS. BEDROOM 1 (large family room) to accommodate five. BEDROOM 2 (family room) to sleep four. BEDROOM 3 - MASTER SUITE having four poster bed and stairs to en suite BATHROOM.

EXTERNAL

To the front and a "stone's throw" from the beach is a timber decked seating area with outstanding views. There are a number of "A" frame picnic benches for about 80 customers.

To the rear are a number of OUTBUILDINGS providing CELLAR, LAUNDRY ROOM, FRIDGE/FREEZER STORE and GENTLEMENS URINAL. Small SMOKING SOLUTION with direct access from the public bar.

THE BUSINESS

The business trades as a family pub and restaurant to the local community and the large number of tourists visiting this holiday hotspot. Our clients operate the business between Noon and 11pm seven days per week, offering food in two sittings between Noon and 2pm, with the second sitting 6pm to 8pm.

TENURE & PRICE

FREEHOLD £695,000 to include goodwill and trade furniture, 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

A full Premises Licence is held for the supply of alcohol between 8am and 12 midnight Sunday to Thursday and 8am to 2am Friday and Saturday.

SERVICES

Mains electricity, water and drainage
LPG for cooking
Oil fired central heating

Carmarthenshire Council — 01554 742330

Rateable Value £7,600 | Rates Payable £4,066

Private Accommodation Tax Band A : £1,154.13 per annum





Map Data @ 2022 Google

awaiting
epc

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business.

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EPC Reference: N/A

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