



Lamphey Bar & Bistro

Upper Lamphey Road, Lamphey, Pembrokeshire. SA71 5NR

Tenure: Leasehold

Price: £25,000

Ref: 96525

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Recently refurbished bar & bistro
- 3 interconnecting trading rooms (58)
- Shared parking
- Available on sensible terms
- New business opportunity
- Lock-up

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.

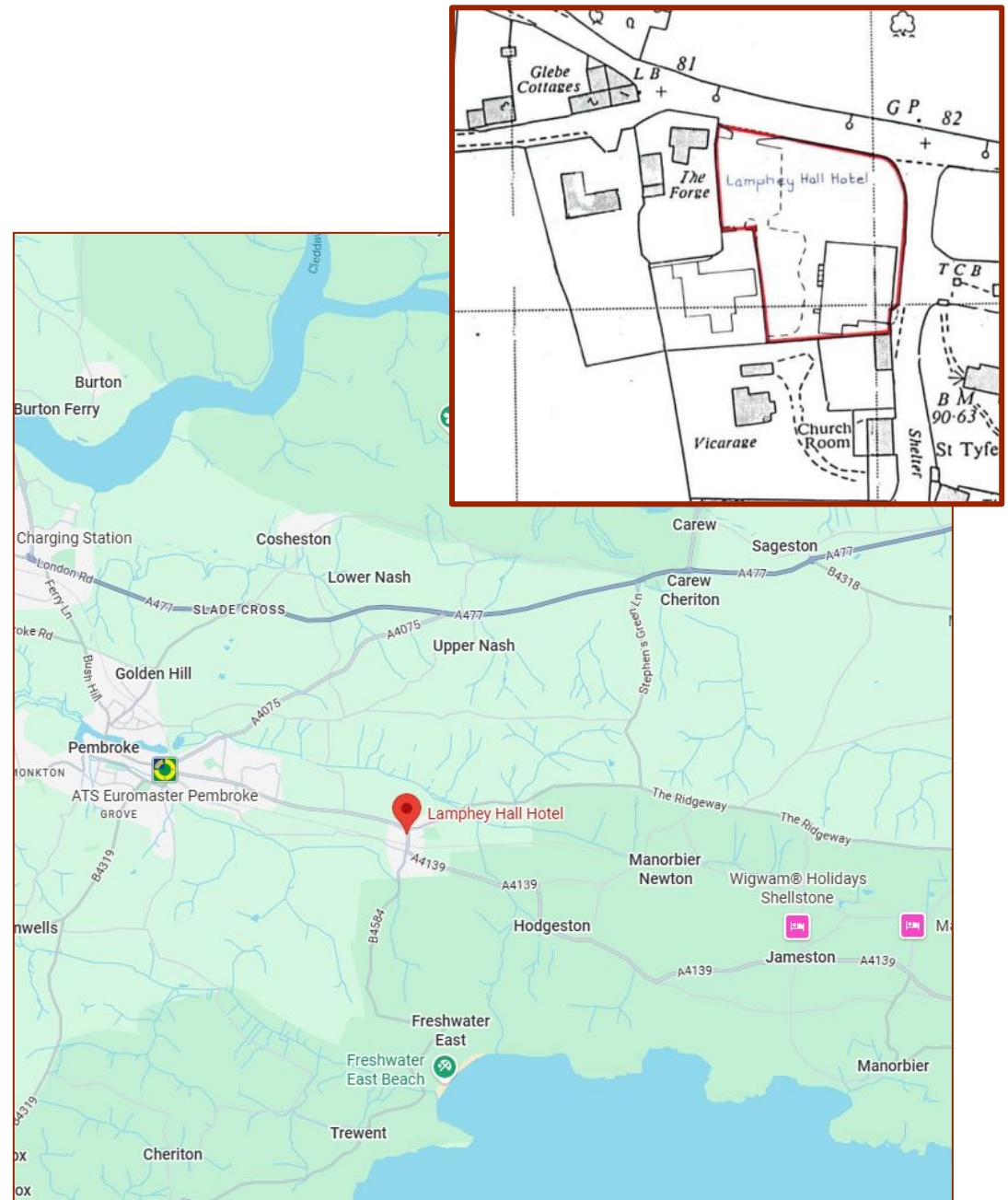
Throughout the year, the area attracts a large number of tourists, outdoor enthusiasts, and holiday makers from all over Britain and further afield, especially northern Europe.

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. The main property offers ten en suite letting bedrooms and two-bedroom owners' accommodation, which can also be purchased by separate negotiation.

The Bar & Bistro is a lock-up unit that offers three interconnecting trade rooms with ancillary areas and share of the car parking. It has recently been set up by the freeholder and is a new business 'ready to go' for suitable tenants.



Trade Areas

Front entrance from car park leading into CONSERVATORY DINING ROOM for 18, having stripped wood floor and glazed aspect. Two section MAIN BAR seating 20, having stripped wood effect floor, part exposed stone walls and beam effect ceiling. BAR COUNTER with wood panelled front. BUFFET ROOM with seating for 20. Comfortably furnished with carpeted floor, heavily beamed effect ceiling. Hotplate carvery units.

Well equipped CATERING KITCHEN and WASH-UP. Former CELLAR/STOREROOM. Lean-to STOREROOM. LADIES' & GENTLEMEN'S TOILETS.

External

Share of two section tarmacadamed CAR PARK with lined spaces for 26.



The Business

The business does not have the benefit of historical trading accounts. It has been set up to operate as a new Bar & Bistro. The freeholder is happy to receive all interested parties' views as to the best use of the premises.

Tenure & Price

£25,000 LEASEHOLD to include trade furniture, fixtures, fittings and effects.

The property is to be let from a private landlord for a term of 10 years on a part repairing and insuring basis. The rent is to be set at £15,000 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.

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

Licences

A full Premises Licence is held permitting the sale of alcohol on and off the premises:

Monday to Saturday: 11:00 – 23:00

Sundays: 12:00 – 22:30.

Services

All mains services are connected.

Local Authority: Pembrokeshire County Council.







ALSO AVAILABLE IS THE LAMPHEY HALL HOTEL – PLEASE SEE REFERENCE NUMBER 96391

£75,000 for the leasehold interest and £40,000 rent per annum

OR the two at a premium of £85,000 for the leasehold interest (Lamphey Bar & Bistro and Lamphey Hall Hotel) and a total annual rent of £55,000



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Business Mortgages

01834 849795

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Utility Helpline

01432 378690

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