



Brewery Inn

Cosheston, Pembroke Dock, Pembrokeshire. SA72 4UD

Leasehold £45,000

- Coastal Village Inn
- Character property with open plan & Restaurant
- Private Owners Accommodation
- Well established catering led trade
- Currently operating on limited hours
- Free of Tie Lease Agreement

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LOCATION

The Brewery Inn is an attractive Grade II Listed hostelry located in the centre of the popular village of Cosheston on the fringe of the Pembrokeshire Coast National Park, approximately one mile from the historic town of Pembroke and commercial town of Pembroke Dock. It has easy access to the large number of beaches and holiday resorts within the area.

The property enjoys a wealth of character, being of stone construction under a pitched slate roof. It provides an open plan trading area having stone flagged floors and solid fuel stove, creating a warm and comfortable environment for its numerous customers. It includes a spacious two bedroom flat and a good sized trade garden to the front.

TRADE AREAS

Main entrance from the side, leading into comfortably furnished entrance foyer. Large open plan TRADING AREA having SNUG with carpeted floor, log burner and comfortable seating for ten. Main L-shaped RESTAURANT (48 covers), having stone tiled floor and part exposed stone walls. Feature stone chimney with electric "real effect" coal fire. Wood top bar counter to stone clad BAR SERVERY. LADIES & GENTLEMENS TOILETS. On level CELLAR and BOTTLE STORE.

Spacious CATERING KITCHEN with tiled non slip floor, extraction hood and a good selection of commercial and domestic catering effects. Access to external walk-in Chiller located in private yard.

OWNERS ACCOMMODATION

Large landing leading to KITCHENETTE. Spacious LOUNGE, 2 DOUBLE BEDROOMS and family BATHROOM.

EXTERNAL

To the front is a stone wall enclosed lawned TRADE GARDEN with seating for about 36. Joint use of the CAR PARK to the rear of the property.

To the rear is a small part covered and enclosed yard having Smoking Solution and seating for about 12.

THE BUSINESS

The business trades as a successful food-led gastro-pub to the local community and large number of visitors to the area during the busy holiday periods. During the current tenants tenure an enviable reputation has been built in the local area, and the business is popular throughout the year. It currently trades Tuesday 5pm to 10pm, Wednesday to Saturday 12 noon to 3pm, re-opening 5.30pm to 10pm. Sunday opening 12 noon to 4pm.

There is undoubted scope for new operators to increase these trading hours.

Our clients accounts for the financial year ending February 2023 show evidence of sales, exclusive of VAT, of £349,000 with a gross profit of some 62%.

The Brewery Inn Cosheston



TENURE & PRICE

LEASEHOLD £45,000 to include goodwill and fixtures & fittings. Stock at valuation in addition.

The premises are held on a ten year Full Repairing and Insuring Lease from a private landlord. The term commenced in March 2015. The current rent is £24,800 per annum, to be reviewed in year nine of the term (2024). The agreement is free of tie and protected by the security provision of the 1954 Landlord & Tenant Act.

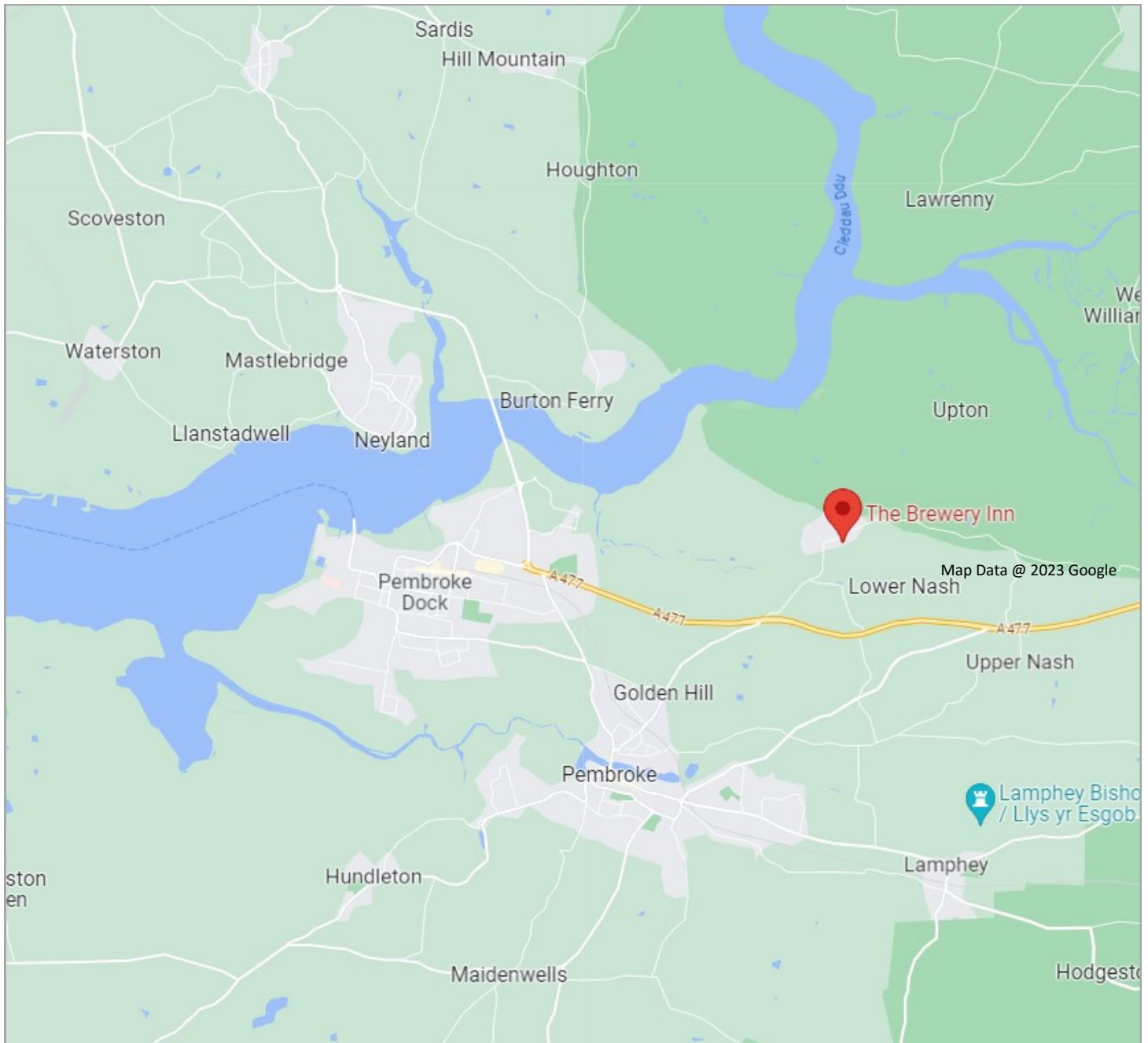
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held

SERVICES

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



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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