



Heart of Oak

Lower Hill Street, Hakin, Milford Haven, Pembrokeshire. SA73 3LR

Freehold £295,000

- Harbourside Public House/Inn
- 8 Letting Bedrooms
- Traditional "nautical theme" Bar
- 3 Bedroom Owners Accommodation
- Adjacent to an entrance to the harbourside
- For sale after 30 years in the same owners hands

Ref: 92022

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SP Sidney
Phillips



LOCATION

The town of Milford Haven is situated on the north side of Milford Haven Waterway, an estuary forming a natural harbour which has been used as a port since the Middle Ages. The town was founded in 1790 and has developed around the waterways, originally being a Whaling Centre, Royal Navy Dockyard, Fishing Port and the home of Oil Refineries and "LNG" Terminals which now produce much of Britain's fuel.

The harbour has recently been considerably upgraded and is now a popular Marina as well as a commercial port. Recently opening on the harbour is a new 100 bedroom hotel—Ty Hotel, part of the Celtic Manor complex.

Hakin stands on the southern edge of the harbour, Hakin Jet overlooking the Marina and the waterway across to Milford Haven town. The Heart of Oak is located in a residential street just outside the harbour walls, and being adjacent to an entrance to the harbourside attracts much commercial trade from the adjacent commercial enterprise, being the only hotel immediately this side of the harbour.

The business has been in the same family hands for over 30 years and is briefly described as follows:-

TRADE AREAS

GROUND FLOOR : Open plan trading areas of some quality and character, decorated in a "nautical" theme as befits coastal location, particularly being so close to Milford Haven Marina. On split levels, the upper section being carpeted and the lower section having a quarry tiled floor. Fixed wall seating throughout and loose chairs to accommodate approximately 65 customers in total.

Fully equipped **BAR SERVERY** having tongue & grooved panelled front and mirror display back fitting. To the rear of the servery is the **KITCHEN**, fitted to domestic standard and utilised for the dispensing of snacks etc. **LADIES & GENTLEMENS TOILETS.** On-level **BEER CELLAR.**

OWNERS ACCOMMODATION

FIRST FLOOR : Internal and external access to:- Large LIVING/DINING ROOM, KITCHEN having modern fitted units. BEDROOM 1 (double), BEDROOM 2 (double) with fitted wardrobes and en suite SHOWER ROOM. BEDROOM 3 (double) currently office/store. BATHROOM with wash basin, WC and bath with shower over.

LETTING ACCOMMODATION

FIRST FLOOR : LETTING BEDROOM 8 (single) with en suite.

SECOND FLOOR : LETTING BEDROOM 1 (twin), LETTING BEDROOM 2 (twin), LETTING BEDROOM 3 (twin), LETTING BEDROOM 4 (family room) having double and single bed. LETTING BEDROOM 5 (twin). LETTING BEDROOM 6 (single) with en suite. LETTING BEDROOM 7 (single) with en suite. RESIDENTS SHOWER ROOM off the landing. Two further SHOWER ROOMS off the landing.

EXTERNAL

Small outside courtyard with seating and Smoking Solution.

THE BUSINESS

The Heart of Oak has been in the same owners hands for just over 30 years. For the past year the business has only opened two and a half days per week, providing tremendous scope to increase trade, which will be evident to all who view.

No food is provided despite a natural demand from the adjacent commercial activity, although there is a ground floor kitchen within the public house. Trading figures can be made available to applicants following a formal viewing of the business.

TENURE & PRICE

FREEHOLD £295,000 to include fixtures, fittings and goodwill. 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 10.30 am and 12 midnight seven days per week.

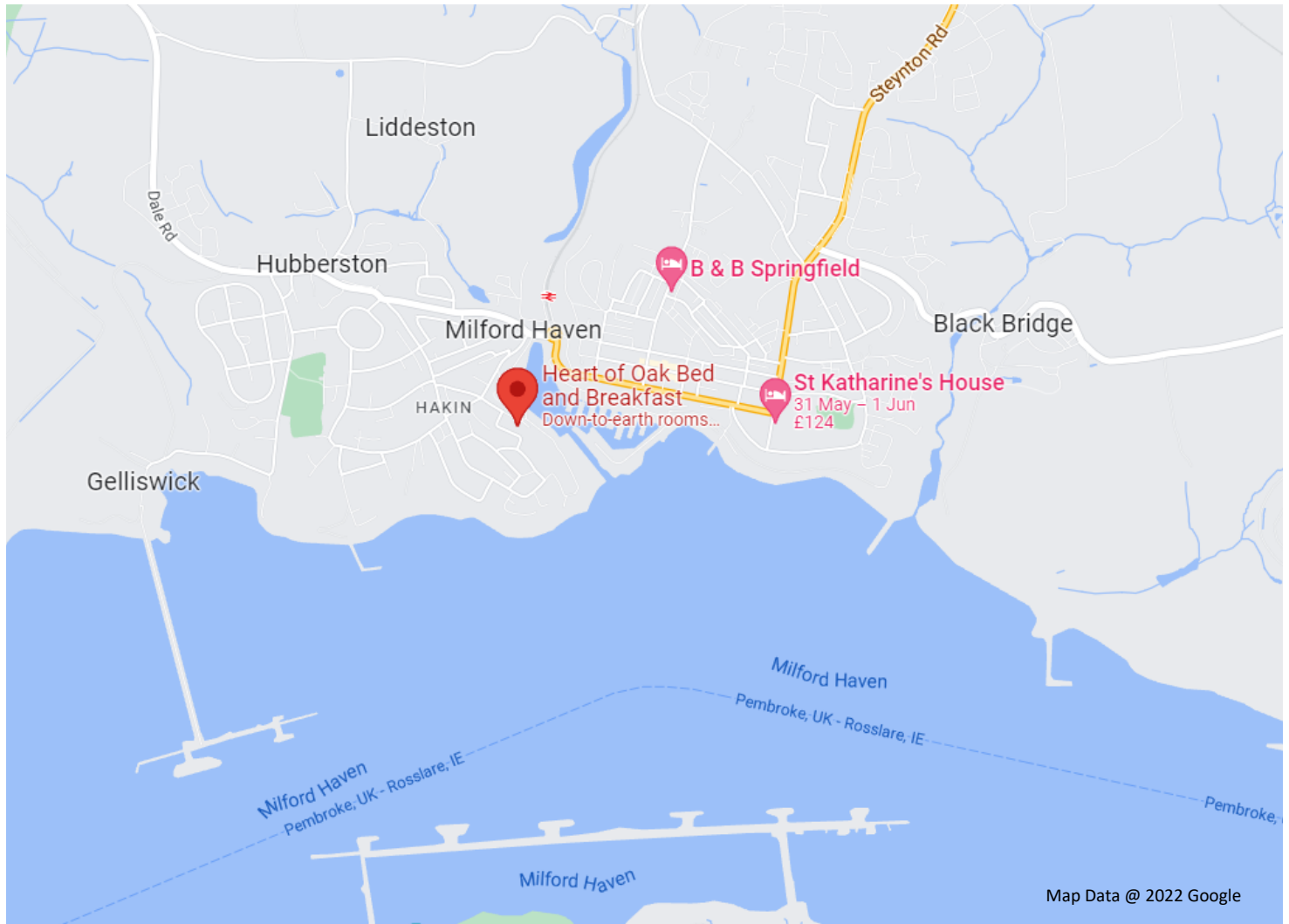
SERVICES

All mains services are connected
Gas fired central heating

Pembrokeshire County Council - 01437 764551

Rateable Value £6,300

Business Rates Payable £3,370.50 – (Small Business Rates Relief £3201.98)



EPC Reference: N/A

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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