



Davies Butchers and Deli

Unit 2, Ashley House, 9 High Street, Tenby, Pembrokeshire, SA70 7EU

Tenure: Leasehold

Price: £95,000

Ref: 96639

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Ground floor and basement lock-up unit
- Busy central Tenby location
- Well-equipped butcher's shop
- Deli/takeaway facility
- Net turnover £315,000 with excellent net profit
- Potential for further development

Location

Tenby requires little introduction; it is a delightful medieval walled harbour town in the Pembrokeshire Coast National Park, one of Wales's premier holiday destinations.

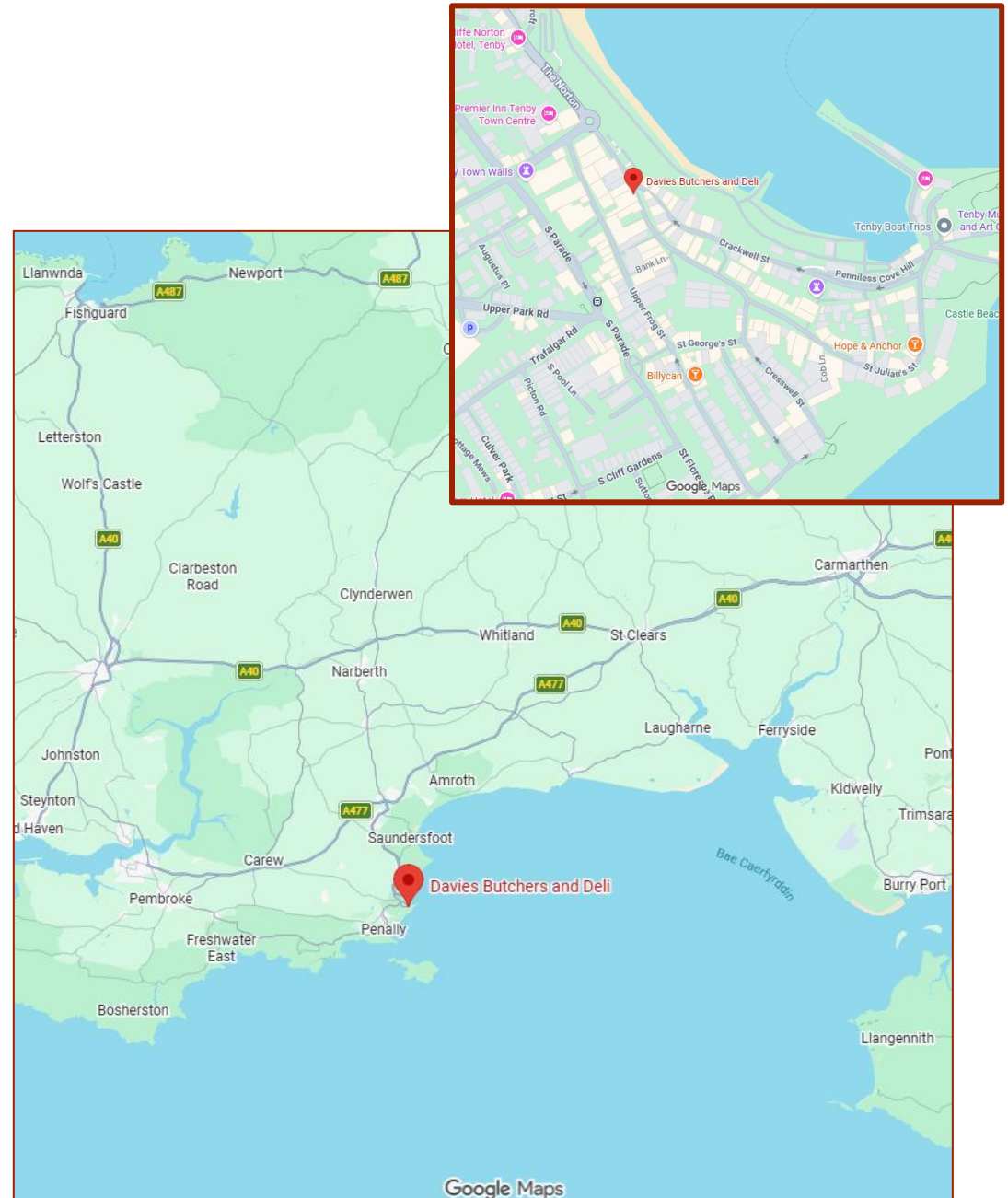
Tenby provides something for everyone: hotels, restaurants, bars and coffee shops which spill onto the cobbled streets. The town is situated within Pembrokeshire in South West Wales and is famed for its 13th century town walls and its sandy shorelines which stretch over 3 miles (5 km).

Based on the 2021 census, the permanent population of Tenby is approximately 5,000. However, the coastal town experiences significant seasonal fluctuations and its population rising dramatically to as many as 60,000 on any given day during the peak summer months.

Tenby is accessed via the A477 which is a major road in South Pembrokeshire and Carmarthenshire connecting St Clears to Johnston. In the heart of the town stands Davies Butchers and Deli.

The Property

Davies Butchers and Deli is situated within a character property. It operates on basement and ground floor levels and has glazed frontage onto the semi-pedestrianised street. The property is Grade II listed and is in Tenby's Conservation Area.



The Property continued

The property has extensive preparation areas at both basement and ground floor levels. It also has delicatessen and butcher's counters facing Tenby's North Beach. It is briefly described as follows:

Trade Areas

GROUND FLOOR

Walk-in fridge and preparation area with UPVC clad walls, Altro nonslip flooring and butcher's block.

The trade area is split into two: the first being the main butcher's area which has substantial glass display cabinetry and a till; the second being the deli section that has tiled walls and floor and a kitchenette to the rear for the preparation of a selection of sandwiches and pies.

BASEMENT

Substantial walk-in fridge. Preparation area with UPVC clad walls and Altro nonslip flooring.

KITCHENETTE with commercial oven.

LADIES' and GENTLEMEN'S TOILETS.

The Business

Davies Butchers and Deli is an independent butcher's offering fresh, locally sourced meat. Historically, it offered hot food from its deli counter but this has recently stopped due to our client's ill- health. For the year ended 31st March 2025, the net turnover was £315,000 with an excellent adjusted net profit of £63,500.

Davies Butchers and Deli operates between the hours of 8am and 4.30pm, Monday to Saturday. This will highlight to prospective purchasers the undoubted scope for the reintroduction of the deli.





Tenure & Price

LEASEHOLD £95,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Property is held on a part repairing and insuring lease from a private individual for a term of ten years, commencing 4 August 2023. The lease is excluded from the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £20,000 plus VAT per annum paid monthly in advance.

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

Services

All mains services are connected.

Rateable Value: £15,250 as at 1 April 2026.

Local Authority: Pembrokeshire County Council.







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