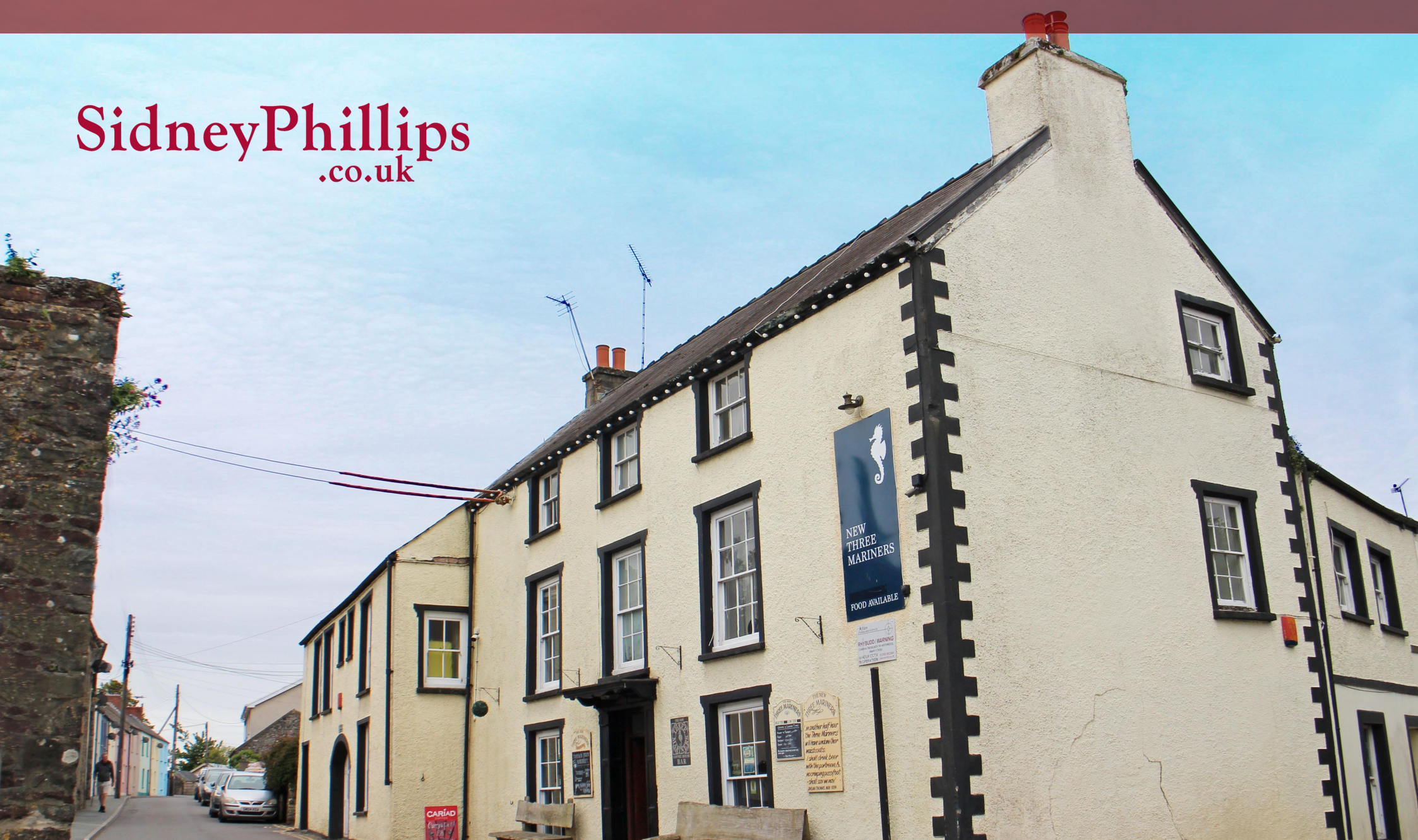


SidneyPhillips
.co.uk



New Three Mariners

Victoria Street, Laugharne, Carmarthenshire. SA33 4SE

£395,000 Freehold

- Well appointed prominent Grade II Listed Village Centre Public House
- Excellent location at centre of busy Tourist Village
- Charming & characterful open plan Trading Area
- Six en suite Letting Bedrooms & separate One Bedroom Private Flat
- Enclosed Outside Trading Area
- Traditional business offering predominantly Wet Sales

LOCATION

The New Three Mariners is a traditional character village pub which has been fully modernised whilst retaining its impressive character. A well appointed public house with rooms at the heart of the renowned tourist village of Laugharne with its medieval castle and strong links to the hard drinking writer and poet Dylan Thomas. This character property appears to be constructed mainly of stone with rendered and colourwashed elevations under predominantly pitched slate tiled roofs. The property was the subject of a full refurbishment programme in 2012 and is still presented in very good order throughout. Little major investment, other than general upkeep, will be required for many years to come.

The property currently provides an open plan character trading area to the ground floor, with deceptively large accommodation at first and second floors. The property was developed to provide six letting bedrooms with an additional one bedroom flat, however our clients have never promoted the letting rooms and more recently have let it on an assured shorthold tenancy. The size of the accommodation offers a great amount of flexibility for a number of uses including letting or private. The well known destination of Laugharne is located on the south coast of Carmarthenshire on the estuary of the River Taf. The village is home to its impressive castle, but is more famous as the home of Dylan Thomas, and is generally accepted as the inspiration for the fictional town of Llauregub in "Under Milk Wood". The village's quaintness and its links to Dylan Thomas have ensured its popularity as a tourist destination, and attracts large numbers of visitors throughout the year.

TRADE AREAS

Front entrance leading to open plan LOUNGE BAR which can be partially sub-divided into three sections, the Main Bar with Served, Seating/Games Area and Snug, all decorated to a high standard with stripped wood and tiled flooring, two part exposed stone and part wood panelled walls. This area is also part divided by a large "double aspect" chimney with fuel burner. The room seats approximately 60 customers comfortably, with ample room for more standing. LADIES & GENTLEMEN TOILETS.



CATERING KITCHEN having non slip floor, extraction hood and a good selection of commercial catering effects. Dry Store and lean to Commercial Store with steps to basement KEG CELLAR with drop from the front of the property.

LETTING ACCOMMODATION

External ground floor access to:-

First Floor : 2 DOUBLE BEDROOMS with en suite facilities. Small KITCHEN with fitted units and walk-in Store (this was previously bedroom 3).

Second Floor : 3 further DOUBLE BEDROOMS with en suite facilities.

Separate access to ONE BEDROOM FLAT having Bedroom, Kitchen and Bathroom.

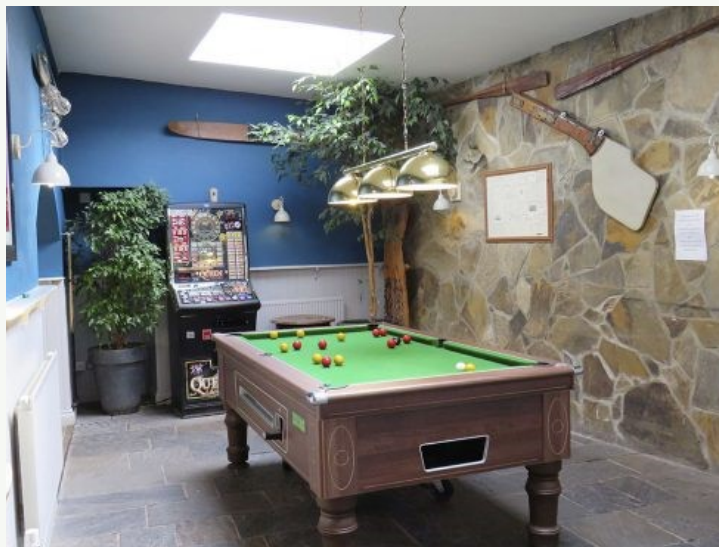
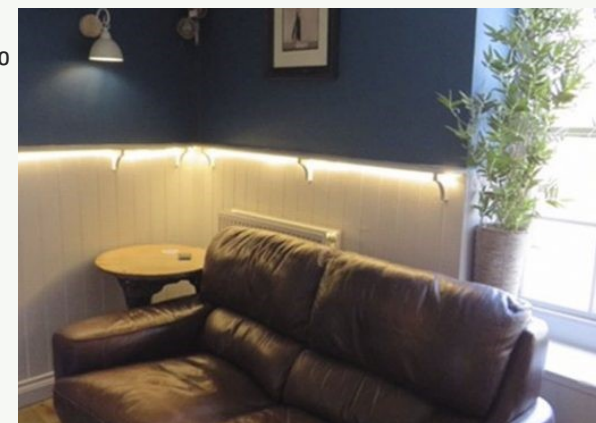
EXTERNAL

On the opposite side of the road is an enclosed BEER GARDEN with bench seating for 30+ customers, which is exceedingly popular in the warmer months.

THE BUSINESS

The business trades as a traditional pub with a small element of food and accommodation. Our clients management accounts for the financial year ending September 2019 show sales of £282,862, split approximately 85% wet, 7% catering and 8% accommodation. Our clients operate this business under management along with its sister business Brown's Hotel which is located across the road. Therefore the businesses have never tried to compete in catering or accommodation and this offers scope for new owners to increase the already established wet sales.

At present our clients rent the former letting accommodation as a single dwelling and the managers flat as a single dwelling. These provide a combined rental income of £1,050 per month split approximately £700/£350.



TENURE & PRICE

FREEHOLD £395,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

Our clients may consider a furnished let on a short term basis with an option to purchase for a suitable candidate.

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

SERVICES

Mains electricity, water and drainage
Solar panels

LICENCE

A Premises Licence is held

Sidney Phillips

Shepherds Meadow
Eaton Bishop, Hereford
HR2 9UA

01981 250333

jthomas@sidneyphillips.co.uk

BUSINESS MORTGAGES – 01892 725900

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE – 01892 725900

Some of our clients have saved as much as 46% off their gas and electricity bills with our



MISREPRESENTATION ACT 1967 . MISDESCRIPTIONS ACT 1991– 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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA
Registered in England and Wales: No. 2362635

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

29 This is how energy efficient the building is.

EPC Reference 9189 3065 0282 0800 9395

