



The Bush Tavern

65 Bush Street, Pembroke Dock, Pembrokeshire, SA72 6DE

Freehold £95,000

- Pembrokeshire port town centre public house
- Large open plan three section bar area (80+)
- Enclosed trade garden
- 7 letting bedrooms
- Self-contained owners flat

Ref: 95496

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SP Sidney
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LOCATION

The town of Pembroke Dock is a noted port standing on the Cleddau Estuary in South Pembrokeshire. It has a population of 10,000 and is the home of a ferry terminal which sails twice daily to Rosslare in Ireland. There is also a deep-water cargo port.

The subject property, The Bush Tavern, stands in the centre of the town and is deceptively large, offering spacious open plan trading area, external trade garden, owners suite and 7 letting bedrooms. The property offers not just continued use as a public house but also the possible option of creating additional and improved letting facilities including self-contained flats or holiday lets, subject to obtaining the usual planning consent.

The property is briefly described as follows:

TRADE AREAS

Large open plan BAR AREA on split levels providing LOUNGE BAR and GAMES FACILITIES, which throughout the room can seat 70 or so customers but there is standing space for more. It is all arranged around a central bar servery which is a fulcrum of the trading area as light pine panelled frontage and matching mirror display backfitting. To give an idea of the facility this bar provides is that it has a total of 18m of serving counter. The upper level has boarded floor, separated from the lower section by turned balustrade and it has, fixed wall seating and leatherback chairs to refectory tables. There is also has a darts area. The central area is carpeted, has seating for 30 or so and its own dart throw. To the rear is a GAMES AREA which has tiled floor, pool table and dart throw, with bifold doors providing access to the rear enclosed TRADE GARDEN. There is a set of Ladies' CUSTOMER TOILETS.

FIRST FLOOR

At first floor there is a CATERING KITCHEN with altro nonslip flooring and a selection of stainless-steel catering effects and work surfaces. It services the trading areas via dumb waiter. Adjacent is a FREEZER ROOM, again having nonslip flooring.

OWNERS ACCOMMODATION

Located at first floor and comprises of DOMESTIC LOUNGE, BEDROOM 1 of double size. BATHROOM with wash hand basin, W/C and bath. KITCHEN with modern fitted kitchen units.

LETTING ACCOMMODATION

SECOND FLOOR

Bedroom 4 is a SMALL DOUBLE with EN SUITE W/C.

Bedroom 5 is a DOUBLE with EN SUITE TOILET.

Bedroom 6 is a DOUBLE ROOM with EN SUITE TOILET.

Residents BATHROOM with wash hand basin and bath with shower over. Separate W/C adjacent.

SECOND FLOOR

Four former letting bedrooms arranged as follows:

Bedroom 1 is a DOUBLE ROOM with EN SUITE W/C

Bedroom 7 is a DOUBLE ROOM with EN SUITE SHOWER ROOM

Bedroom 8 is a SINGLE ROOM with EN SUITE SHOWER ROOM

Bedroom 9 is a SMALL DOUBLE with EN SUITE W/C

EXTERNAL

As previously referred to with direct access from the trading areas is an excellent BEER GARDEN which is terraced and patioed, with up to 50% of it covered, illuminated, heated and has a widescreen TV. There is also gentlemen's TOILET and disabled TOILET off this COURTYARD.

At basement level is a two section BEER CELLAR with delivery access from the front of the premises.

THE BUSINESS

The business has been hitherto let on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

Under terms of premises licence number PEMBS/PREMS/N/0288 the property is permitted to retail alcohol between the hours of 10:00 – 00:00 7 days per week.

SERVICES

All mains services are connected. The property has the benefit of gas fired central heating.



TENURE & PRICE

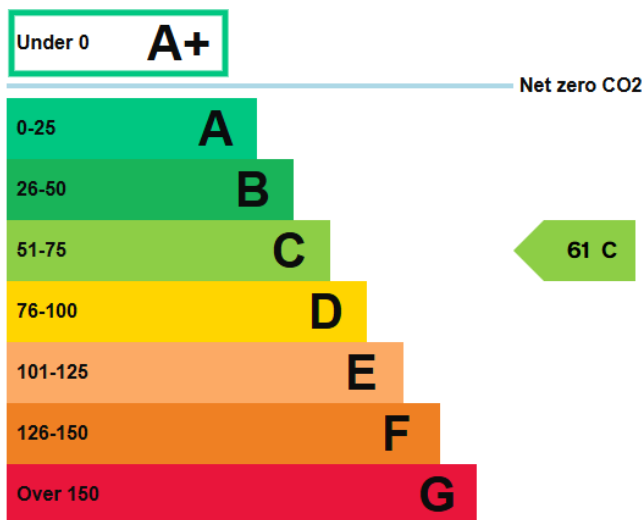
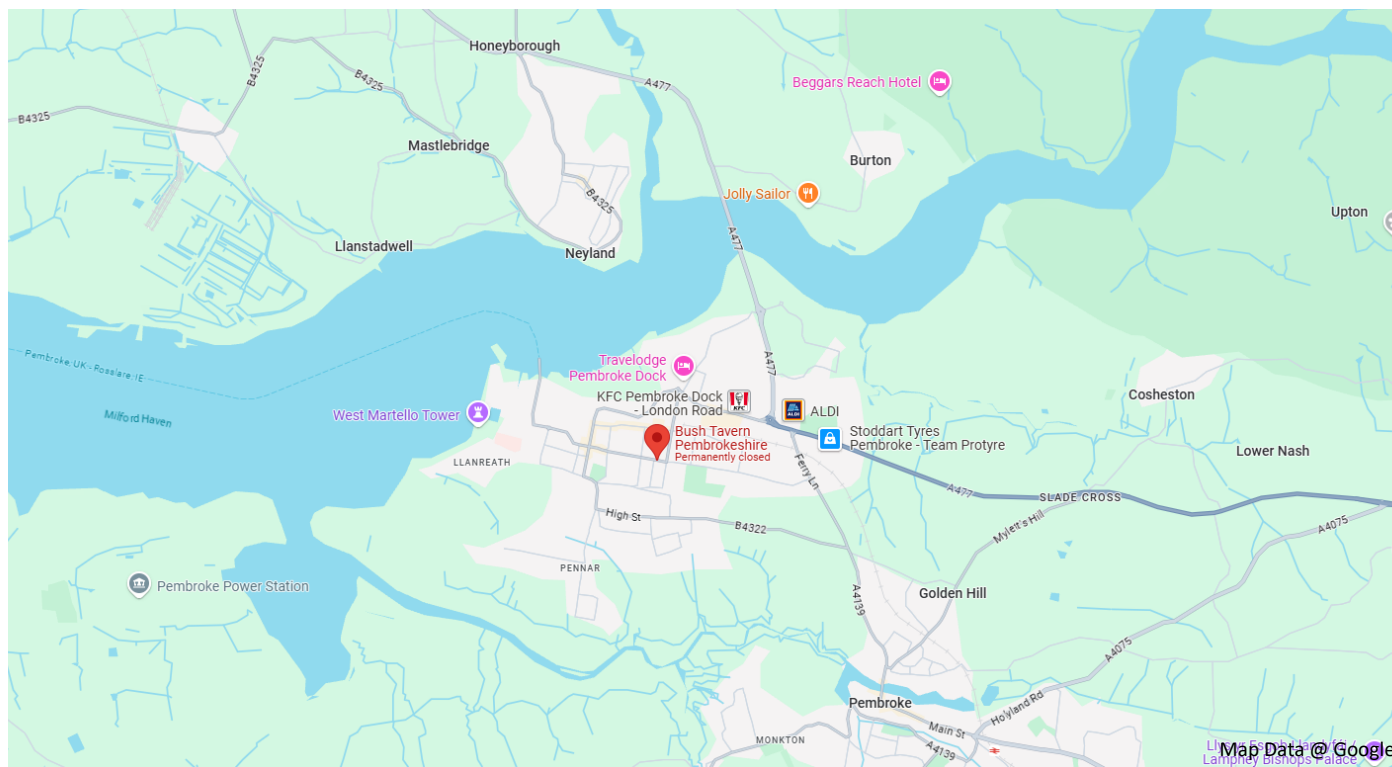
FREEHOLD £95,000 to include fixtures and fittings. Stock at valuation in addition.

The Property is elected for VAT. VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

INVENTORY

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

An inventory of fixtures and fittings will not be provided by the Seller. If required, the Buyer may obtain an inventory (approved by the Seller) at their own cost. The Seller will not be required to remove any such items that remain on the property on completion.



BUSINESS MORTGAGES

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EPC Reference: 1388-5776-7857-2525-9863

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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