



Nos Da

Victoria Road, Milford Haven, Pembrokeshire. SA73 3AB

Freehold £325,000

- Substantial public house operating as late night venue
- Prominent town centre location overlooking marina and estuary
- Two character trading areas
- Two 2 bedroom flats, trade garden
- Currently operating on limited hours, Friday and Saturday evenings only
- Sales inclusive of VAT approximately £170,000 for 12 month trading period

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SP Sidney
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LOCATION

The Nos Da is located on one of the main streets within Milford Haven town centre, overlooking the Marina and Haven Waterway. The Marina has enjoyed much investment in its waterfront in recent years, including the new Ty Milford Hotel and Restaurant. The town is situated on the northern banks of Milford Haven Waterway, an estuary forming a natural harbour that has been used as a port since the Middle Ages. The town's population of some 14,249 makes it the second largest settlement in Pembrokeshire, which has developed around the waterways.

Milford Haven has a rich history, previously being a whaling centre, a Royal Naval Dockyard and a fishing port, but it is now home to a number of oil refineries and an LNG Terminal which receives and produces much of Britain's fuel. It is also home to a busy commercial and private boating fraternity, with a number of marinas in the area and a ferry terminal link to Ireland.

The Nos Da Bar is a substantial property which appears to be constructed mainly of stone and brick with rendered, colourwashed elevations under a pitched slate and flat roof. It offers character trading areas on the ground floor and two separate two bedroom flats above, one of which has previously been used as letting accommodation. There is scope to reintroduce this if required.

Since purchasing the business in 2022, the owners have invested in the fabric of the building which is now presented in good order throughout. A full electrical rewire has been undertaken to the ground and first floors and two new boilers and a CCTV system have been installed. The property briefly comprises the following:-

TRADE AREAS

GROUND FLOOR: Front MAIN BAR seating 40, with ample room for more standing. A room of immense character in a "nautical" theme, having heavy beam effect ceilings, exposed beam effect and exposed stone walls, and stone slate tiled floor. Fireplace with solid fuel burner. Barrel supported SEVERY.

REAR BAR to seat 25, having heavy beam effect ceiling and walls, stripped wood floor and barrel mounted SERVERY. LADIES' & GENTLEMEN'S TOILETS. Former KITCHEN (currently used as store).

ACCOMMODATION

FIRST FLOOR: Spacious FLAT offering KITCHEN with newly fitted units and access to a private ROOF GARDEN. Large LOUNGE and two large DOUBLE BEDROOMS. Family BATHROOM.

SECOND FLOOR: FLAT TWO, comprising spacious open plan KITCHEN/LOUNGE/DINING ROOM, TWO DOUBLE BEDROOMS and SHOWER ROOM.

EXTERNAL

To the rear is an enclosed TRADE GARDEN which is currently set for 30 but has ample room for more standing.

THE BUSINESS

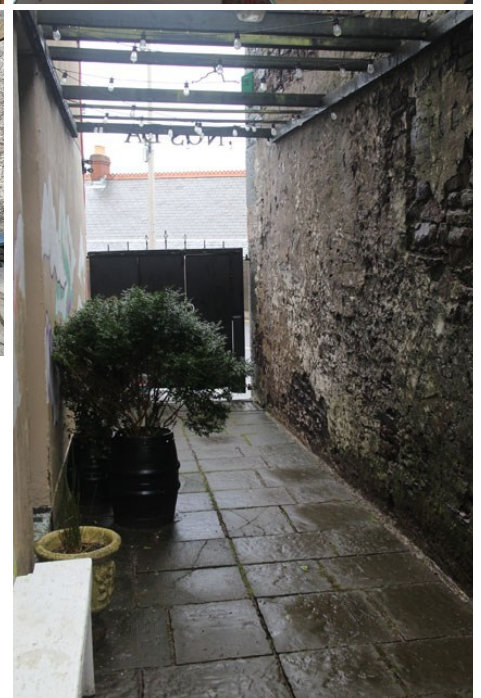
The business has been in the current owner's hands since 2022, during which time they have re-invigorated the trade. It operates on limited hours between 20:00 and 02:30 Friday and Saturday only, which provides huge scope for new owners. Only wet sales are currently offered and our client's accounts for the most recent trading year ending 2024 are expected to show sales inclusive of VAT of £170,000.

TENURE & PRICE

FREEHOLD £325,000 to include goodwill and fixtures and fittings. 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

A full Premises Licence is held.

SERVICES

All mains services are connected.

BUSINESS MORTGAGES

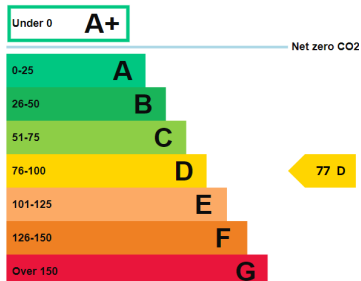
01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons



EPC Reference: 3566-0730-2520-6803-6143

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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