



Paddock Inn

Penally, Tenby, Pembrokeshire. SA70 7NR

- **Village Centre catering led Public House**
- **Sought after Village on the edge of Tenby**
- **Busy tourist location with numerous Caravan Parks & Holiday Homes**
- **Lounge Bar (60), First Floor Restaurant (100)**
- **Four Bedroom Owners Accommodation**
- **Large tarmacadamed Car Park for 50 Vehicles**
- **Currently Closed**

Leasehold

£30,000



LOCATION

The sought after coastal village of Penally is approximately one mile south west of the busy tourist destination of Tenby with the beautiful Pembrokeshire Coast National Park. It enjoys excellent views overlooking Caldy Island, Gibraltar Point and Tenby Golf Course, which runs along the Tenby South Beach. The area is home to a large number of caravan parks and holiday homes which service the huge number of visitors to the town throughout the year, and especially during the holiday periods.

The Paddock Inn sits on the edge of the village, and is an extensive cottage style public house in ample grounds, and provides excellent catering led trading facilities with comfortable four bedroom owners accommodation.

PROPERTY

GROUND FLOOR

Main double entrance from the front of the property leading into the L shaped LOUNGE BAR/STABLE GRILL, being comfortably furnished and having carpeted floor, heavily beam effect ceiling and feature stone chimney with solid fuel burner installed. There is second inglenook fireplace currently used for decoration purposes, and having inset display. 'L' shaped brick BAR SERVERY with mirror back display. Comfortably furnished with a mixture of fixed lounge, leather chesterfield style sofas and dark wooden stained captains chairs to dining tables for approximately 50 customers.

Access from behind servery to WASH-UP. On level CELLAR with lockable SPIRITS STORE. FREEZER STORE. LADIES & GENTLEMEN'S TOILETS.

GAMES ROOM having double external access to the side of the property acting as a "free flowing" area with games machines. If required this room could be incorporated into the private flat.

FIRST FLOOR

Large OPEN PLAN RESTAURANT, 'L' shaped, having carpeted floor throughout. Wooden dance floor area and exposed stone walls with heavily beamed vaulted ceiling. Wood panelled front BAR SERVERY and tables and chairs for approximately 100 customers.

CATERING KITCHEN (previously open galley style) with non slip floor, part tiled walls, large stainless steel extraction hood and selection of commercial catering effects and equipment. PREPARATION/WASH-UP. STAFF WC.

PRIVATE ACCOMMODATION

Adjoining the property is a **PRIVATE COTTAGE**, with entrance vestibule leading into KITCHENETTE having fitted units. Open plan LOUNGE. FOUR DOUBLE BEDROOMS and BATHROOM.

OUTSIDE

To the front is a large wall enclosed BEER GARDEN having tables and chairs for approximately 80 customers. Small enclosed PRIVATE GARDEN. To the rear is a large lined and tarmacadamed CAR PARK with spaces for 50 vehicles. Additional private parking and GARAGE adjoining the owners cottage.

THE BUSINESS

Our client has operated the business for a short period, however due to other business interests they have now decided to sell the lease. As they have been in occupation for less than a year there is not a full 12 months profit & loss account available. However, our client has achieved sales in the region of £8,000 per week during the busy summer period, and this has recently dropped to between £2,000 and £3,000 per week.

Since it re-opened the business has traded as a public house and restaurant, with the pub operating between 12.00 Noon and 11.00 pm seven days per week, and the Restaurant operating six nights per week (closed Mondays) between 4.30 pm and 11.00 pm.

TENURE & INGOING

£30,000 for the LEASEHOLD PREMISES to include the trade furniture, fixtures, fittings, effects and goodwill.

- 1) **Term** : Up to 21 years, on a Full Repairing and Insuring basis, to be contracted out of the Landlord & Tenant Act Sections 24 to 28.
- 2) **Stock in Trade** : The wet and dry stock in trade, returnable containers and trade glassware to be taken over in addition.
- 4) **Rent** : £21,000 per annum, to be paid quarterly in advance.
- 5) **Rent Review** : Rent to be indexed every three years by any increase in RPI from the commencement of the term.
- 6) **Tie** : Beers to be tied to a Brewery nominated by Summer Inns Limited (at present Coors Brewery). Wines, spirits, soft drinks and amusement machines will be free of tie.

**NO DIRECT APPROACH TO BE MADE TO THE BUSINESS,
WITH ALL COMMUNICATIONS DIRECTED THROUGH SIDNEY PHILLIPS**





More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

70 This is how energy efficient the building is.

EPC Reference: 0290-8970-0327-6490-5034

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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LICENCE

A Premises Licence is held.

SERVICES

All mains services are connected with three phase electric and two separate heating systems.

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