



HOTEL MARINERS

MARINERS SQUARE
HAVERFORDWEST
PEMBROKESHIRE
SA61 2DU



AN ICONIC LANDMARK HOTEL IN THE HEART OF HAVERFORDWEST

Highlights

- ▶ Well appointed town centre hotel
- ▶ Principal hotel in the town and 27 bedrooms
- ▶ Good public rooms and car parking
- ▶ Profits of £145k on net sales of £766k in y/e August 2022

**OFFERS IN THE
REGION OF £750,000**





Introduction

Hotel Mariners was originally constructed in the Georgian period as a coaching inn. Now, as the main all round hotel in this busy town, it serves both local and visiting customers and guests offering all the traditional services of a modern hotel – rooms, a good bar and large restaurant, which is often used for weddings and other functions. There is also a large car park, something very important given its location in the heart of Haverfordwest.

Reputedly established as long ago as 1625, the earliest pictorial record of the Mariners shows an event in 1729, when Squire Bowen of Camrose attended a hunt in which the fox evaded the hounds by running across the roof of the hotel.





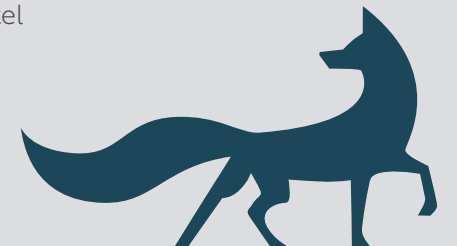
Location

Haverfordwest is the attractive and ancient county town of Pembrokeshire and is the county's administrative centre.

It is a focus for the whole surrounding area with roads radiating from it in all directions including the A40, A487 and A4076 main roads leading to Fishguard and Cardigan to the north, Milford Haven and Pembroke Dock to the south and Narberth, Tenby and Carmarthen to the east.

Haverfordwest is just 6 miles away from the Pembrokeshire Coast National Park which attracts thousands of tourists each year and is the United Kingdom's only coastal National Park. The hotel is ideally situated, therefore, to attract tourist and commercial trade from the surrounding areas, as well as visitors to Haverfordwest itself.

Our client's family bought the hotel in 1981 and it has passed to the second generation. The third generation are looking to other careers and this results in the hotel now being offered for sale. This gives the opportunity to purchase this well appointed hotel in a key regional town.



The Property

Hotel Mariners is Grade II listed and is of traditional construction beneath mainly pitched slate covered in 1625, the main buildings are understood to have been constructed in the late 18th century with early 20th century alterations.

PUBLIC AREAS

Reception, recently refurbished Lounge Bar for around 45. The Restaurant is arranged over two levels for up to 64. First floor conference room for 45 theatre style. A ground floor Meeting Room is currently used as a retail shop, described below.

LETTING BEDROOMS

27 letting bedrooms to sleep 57 (11 double, 5 twin, 5 single, 4 double + single, 2 2x double). All rooms have access to wifi, writing desk and chair, direct dial telephone, flat screen television, tea and coffee making facilities. Most of the rooms have a hairdryer.

SERVICE AREAS

Commercial kitchen with preparation area and wash up section. Walk in cold room. Beer cellar. Various stores. Plant room. Laundry room. Office on first floor.

OUTSIDE

There is car parking at the front and rear of the hotel for approximately 40 cars. A large grass area close to the hotel could potentially be used to extend the parking, subject to any necessary consents.





SERVICES

Main gas, electricity, drainage and water are connected to the property. Heating and hot water are provided by gas-fired boilers.

Pembrokeshire County Council at Haverfordwest.
Tel: 01437 764551

LICENCE

Premises licence.

RETAIL SHOP

The former meeting room described above is used by our client's wife as a ladies' clothes shop. On sale a lease of no more than 6 months duration will be granted to allow this use to continue until an alternative site is found.





TRADE

In the year ended October 2019 revenue was £737,131 – on par with 2018. Post covid trade has come back strongly and the year to October 2022 showed net sales of £766,272.

As well as profits of £101k there are wages paid to family too, these totalling £44,524, taking the overall profit to circa £145,000, plus there are the valuable living benefits enjoyed by hotel owners. Revenue to August 2023 is marginally ahead of the same period in 2022.

Further details will be released to seriously interested parties usually at the point of booking a viewing.

PRICE

Offers in the region of £750,000 for the freehold interest, complete with goodwill and trade contents (subject to inventory). Stock at valuation.

ALSO AVAILABLE

A three bedroom house at 14 Tower Hill Haverfordwest, next door to the hotel and which has a common boundary is available by separate negotiation, further details on request. This property is not currently used as part of the business but could be an owners or staff house.

WEBSITE

<http://www.hotelmariners.co.uk>



FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view **must** be made through the vendors' agents who are acting with sole selling rights.

DIRECTIONS

Follow the A40 to Haverfordwest and follow the signs to the town centre.

Carmarthen	30 miles
Swansea	57 miles
Aberystwyth	64 miles
Cardiff	97 miles
Birmingham	163 miles



DISCLAIMER

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