

Myrtle House Hotel St. Marys Street, Tenby, Pembrokeshire, SA70 7HW

- Excellent Location Licensed B&B
- Excellent Potential To Expand Business
- 8 En-Suite Letting Bedrooms
- Good Level Of Repeat Business
- Open For 7 Months Of The Year
- 2 x Owners/Managers Accommodation
- Planning For 5 Apartments
- Internal Viewing Required To Appreciate
- Sea Views From Some Of The Rooms
- Top Floor Attic Apartment

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

www.mayfairoffice.co.uk tel: 020 7467 5330

COMPUTER-LINKED
OFFICES THROUGHOUT
WEST WALES



AND ASSOCIATED
MAYFAIR OFFICE IN
LONDON



Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ

Email: tenby@westwalesproperties.co.uk
Telephone: 01834 845584



Guide Price £695,000

We Say...

A great opportunity to acquire an attractive substantial grade two listed hotel, situated within the heart of the coastal town of Tenby. With the idyllic sandy beaches of Tenby of your doorstep, you are also within walking distance to an array of local shops, church, cafes and restaurants. Located in a prime highly sought after area on St Marys Street, there is a fantastic opportunity to develop the business further as the present owners only trade for 7 months of the year as their personal preference. Viewing is highly recommended to appreciate all the property has to offer!

The hotel is licensed and all eight letting bedrooms have en-suite shower/bathrooms. Boasting character features throughout the property with beautiful traditional corning and feature bay windows on the first floor; some bedrooms also benefit from sea views overlooking South beach. The ground floor accommodation provides the entrance hallway which leads through into a reception room which features a fireplace and bar area. Across the hallway is the breakfast room which provides ample space for seating, and access to the hotel kitchen. The rear of the property offers an office, utility room, and leads through into the owners accommodation. Presently, there are two apartments which are being used by the owners, one two bedroom apartment on the ground floor and a further one bedroom self contained apartment on the top floor attic room. The property benefits from gas central heating, and ample storage throughout. Externally to the rear of the property there is also an enclosed courtyard, which provides a storage shed and space for outside seating.

This established profitable business could offer a buyer a lifestyle change and with expansion possible could be even more lucrative.

PLANNING :The property has the benefit of planning consent for the conversion into 5 residential apartments in addition to the top floor owners accommodation.

Location

Myrtle House is located in southwest Wales in the historic popular coastal location of Tenby, which is renowned for its beautiful sandy beaches and its attractive harbour, set with the protection of the Pembrokeshire Coast National Park. The town offers extensive amenities including a wide variety of shops, pubs, restaurants, 18 hole links course. The Caldey Island famous for its Monastery. in addition there are many events throughout the year which attracts large amounts of visitors. Tenby is approximately 100 miles from Cardiff, 60 miles from Swansea. There is a train service from Tenby.

The Owners Say...

We have enjoyed running the B&B for a number of years, meeting all sorts of people. We have adapted the opening months suit ourselves. When we first purchased the Hotel we were open all year including Christmas and New Years Eve which was extremely popular. We enjoy a high level of repeat business including events such as Iron Man Wales. We believe the sale of Myrtle House Hotel offers a genuine opportunity to develop the business further or develop into residential apartments in this beautiful location.

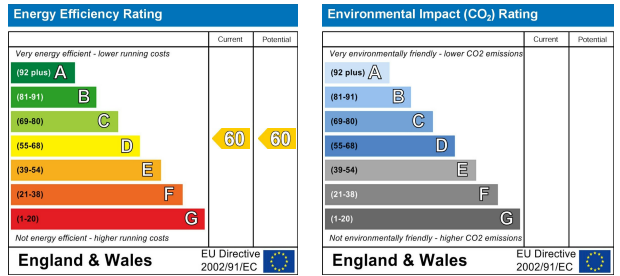


DIRECTIONS

From our Tenby Office, proceed to your left into Church Street follow the road around to your right then take your first left into St Marys Street, proceed down towards the beach and Myrtle House Hotel can be found on your Right-Hand side and is denoted by a For Sale Board. What/Three/Words://handlebar.stuck.skips

GENERAL INFORMATION

GENERAL INFORMATION
 VIEWING: By appointment only via the Agents.
 TENURE: We are advised Freehold
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 TAX: n/a business rates payable
 FACEBOOK & TWITTER
 Be sure to follow us on Twitter: @ WWPProps
<https://www.facebook.com/westwalesproperties/>
 Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only.
 Dimensions are approximate. NOT TO SCALE.



AERIAL VIEW

