

Preliminary Brochure

BEACHSIDE BARBECUE (FORMERLY THE MERMAID RESTAURANT) THE STRAND, SAUNDERSFOOT SA69 9ET

INGOING PREMIUM £250,000

**A UNIQUE BEACHSIDE RESTAURANT WITH MAGNIFICENT OUTLOOKS OFFERING
HUGE POTENTIAL FOR EXPERIENCED AND ENERGETIC OPERATORS**



- **PRIME LOCATION – ADJOINING BEACH & CAR PARK ETC**
- **FIRST FLOOR RESTAURANT – CIRCA 2332 SQ.FT (217 SQ.M)**
- **FULLY EQUIPPED KITCHEN – CIRCA 1080 SQ.FT (100 SQ.M)**
- **A RARE OPPORTUNITY – "TURN KEY" OPERATION**
- **APPROX 130 COVERS – BEACH, SEA & HARBOUR VIEWS**
- **ADDITIONAL COVERS - OUTSIDE/BEACHSIDE TERRACE**

Property Reference: **CB10590**

GENERAL

Beachside Barbecue (The Mermaid) enjoys an enviable setting alongside and overlooking Saundersfoot Beach and Harbour. The Owner's family acquired the Restaurant in 1963. The Restaurant is well appointed and well equipped. It has had an excellent reputation from both holiday makers and locals. Improvements in fairly recent years include a new extraction system and a new fire suppression system (insurance compliant).

Saundersfoot itself is a very busy seaside village within the beautiful southern section of the Pembrokeshire Coast National Park. It has a range of amenities including other restaurants, cafes, pubs, bespoke shops, school and sports facilities etc. Recent developments in and around the adjacent Harbour have considerably enhanced Saundersfoot.

With access via a wide staircase and also a second entrance, the accommodation briefly comprises...

FIRST FLOOR

RESTAURANT

82'8" x 37'9" (25.20m x 11.50m) overall, various picture windows to two elevations - fabulous beach and harbour views, bar/servery, mix of fitted and loose furniture, nautical theme, character - "beamed" ceiling etc.

Kitchen

53'10" x 25'3" (16.40m x 7.70m) - excellent range of stainless steel fittings and equipment etc.

Store Room & Preparation Room Etc

SECOND FLOOR

Stores/Office and large walk-in Freezer

Ladies & Gents Toilets

OUTSIDE

Railed Terrace alongside slipway and overlooking the Beach - potential for additional covers.

**SERVICES ETC
(none tested)**

All mains connected.

PROPOSED LEASE

New 10 year Lease - the equivalent of a FRI Lease. Possible Option to purchase the Freehold.

Initial Rent... £75,000 per annum.

Rent Reviews... Years 3, 6 and 9.

Ingoing Premium... £250,000 in respect of the Trade Contents (furniture and equipment etc - an Inventory will be produced) plus Goodwill.

TRADE

Historic Trading Accounts can be made available to the financial advisors of bonafide interested parties who must first have viewed Beachside Barbecue.

Saundersfoot has developed as a fine coastal year round destination with exceptional summer trade.

RATEABLE VALUE

£25,500 (from 1/4/2023)

ENERGY PERFORMANCE

EPC Rating – TBC.

VIEWING

**STRICTLY BY APPOINTMENT WITH THE SOLE AGENT
GUY THOMAS LLP ON 01646 682342.**

