



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

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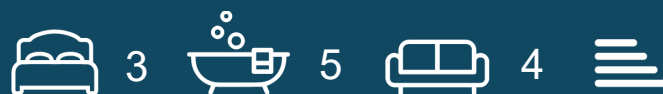
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On George's St. Georges Street
Tenby
SA70 7JB

£875,000

Restaurant with 2 Apartments
Freehold



Located within the old town walls on St. Georges Street, this substantial commercial property presents a remarkable investment opportunity. Recently renovated, the building boasts a tasteful design that blends modern aesthetics with quality fixtures, offering a welcoming atmosphere for both diners and residents alike.

Spanning two floors, the restaurant is designed to accommodate a diverse clientele, offering ample space for dining and social gatherings. It has a large fully equipped commercial kitchen, and staff areas and offices. Additionally, there are two serviced apartments, providing an excellent opportunity for rental income or even accommodation for staff.

This unique offering not only allows for a flourishing business venture, but also presents the chance to be part of Tenby's vibrant community.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Two Serviced Apartments**
 - **Within the Town Walls**
 - **Tastefully Designed**

Restaurant

A tastefully designed restaurant and bar area, set over two floors. The restaurant comprises:

- Fully equipped commercial kitchen
- Bar and cellar
- Spacious sitting areas through the ground floor and 1st floor
- Customer toilets (ladies, gents, accessible)

Additionally, the back of house areas include:

- 2 offices
- Staff changing room/laundry
- Staff WC/shower room

Apartments

There are 2 serviced apartments that have their own independent access, via a door (separate to the restaurant) off St Georges Street. Stairs lead up to both apartments.

Apartment One

A spacious one-bedroom apartment on the first floor.

Hall Apt 1

Enter the apartment, doors lead to all rooms. Carpet, radiator

Living Area Apt 1 15'8" x 11'5" (4.8 x 3.5)

Sash window looking over St Georges Street, carpet, radiator and spot lights. Boxed in electrics/water, ideal should someone wish to install a kitchen in the room.

- **Restaurant Over Two Levels**
 - **Recently Renovated**
 - **Investment Opportunity**

Bedroom Apt 1 14'5" x 11'9" (4.4 x 3.6)

Velux window with controls, carpet, radiator and spot lights.

Shower Room Apt 1 9'2"x 7'2" (2.8x 2.2)

Spacious shower room, WC, wash hand basin and unit, large shower, lino flooring, spot lights and heated towel rail. Window.

Apartment Two

A two-bedroom apartment on the second floor.

Hall Apt 2

Doors lead to all rooms, carpet radiator and spot lighting.

Living Area Apt 2 15'1" x 12'1" min (4.6 x 3.7 min)

Pitch ceiling with beams, two sash windows looking over St Georges Street, carpet, radiator and spot lights. Boxed in electrics/water, ideal should someone wish to install a kitchen in the room.

Bedroom One Apt 2 13'9" x 10'9" (4.2 x 3.3)

Light and roomy bedroom, carpet, large window to the rear, spot lights and radiator.

Bedroom Two Apt 2 13'5" x 8'2" (4.1 x 2.5)

Window to the rear, carpet, spot lighting and radiator.

Bathroom Apt 2 10'9" x 8'6" max (3.3 x 2.6 max)

Bath and separate shower, WC, wash hand basin with unit. Spot lights and heated towel rail.

Services

We are advised that mains gas, electric, water and drainage is connected to the property.

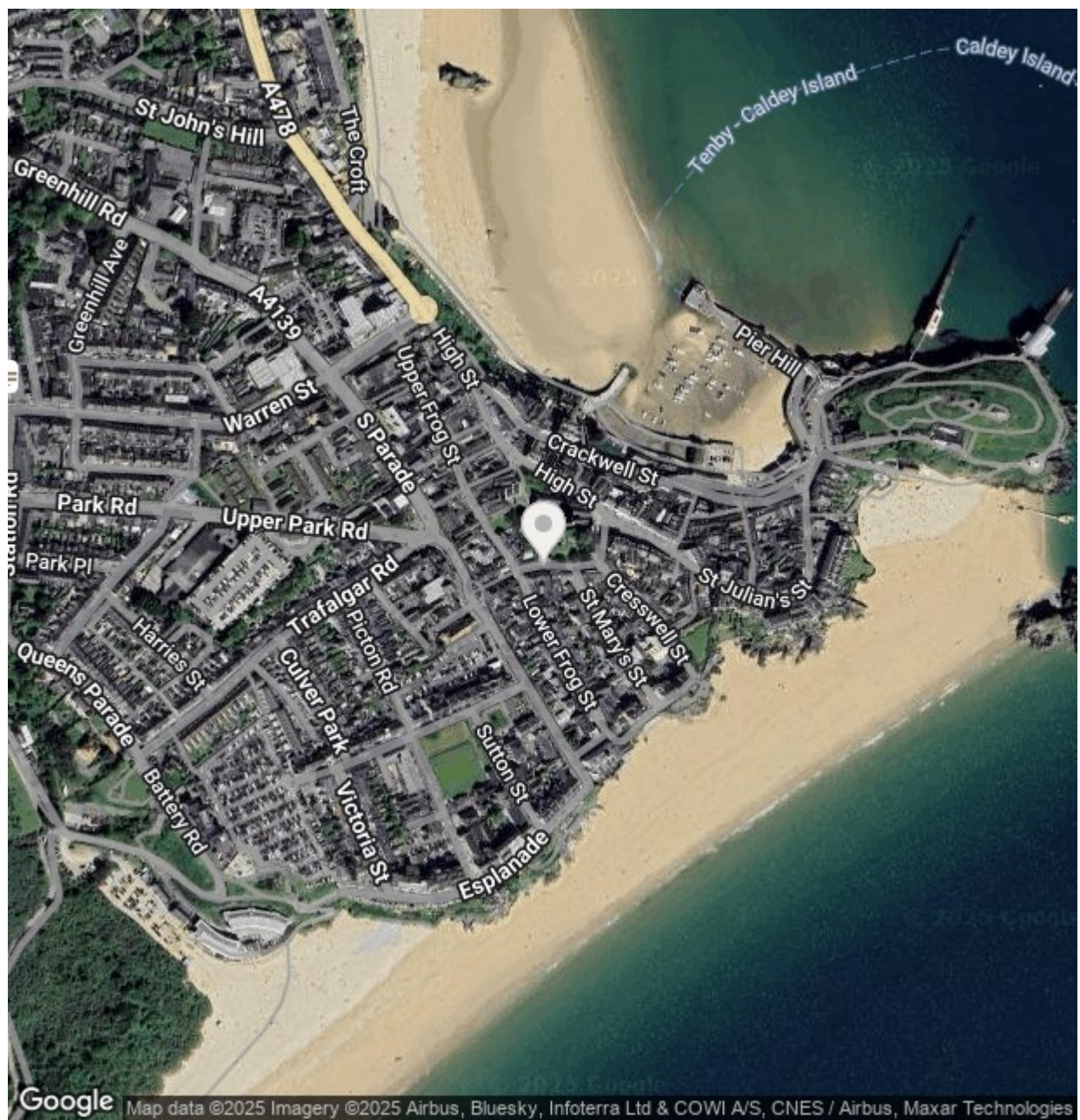
Each apartment has its own gas central heating system with combi boilers located in a cupboard on the top floor of the shared landing. The boilers are not currently on separate metres but could be split. The apartments currently do not provide kitchen space; however, all plumbing and electrics are in place and boxed in a wall in the living areas to offer future options.

Please Note

The building is for sale as 1 freehold unit with vacant possession, not the business itself. The operator is willing to discuss handover periods and has indicated that they are open to continuing to run the business subject to a new tenancy being arranged.

Business Rates

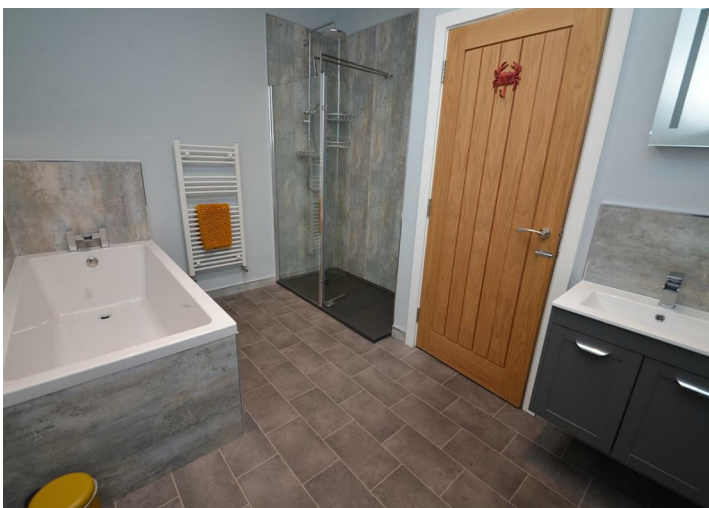
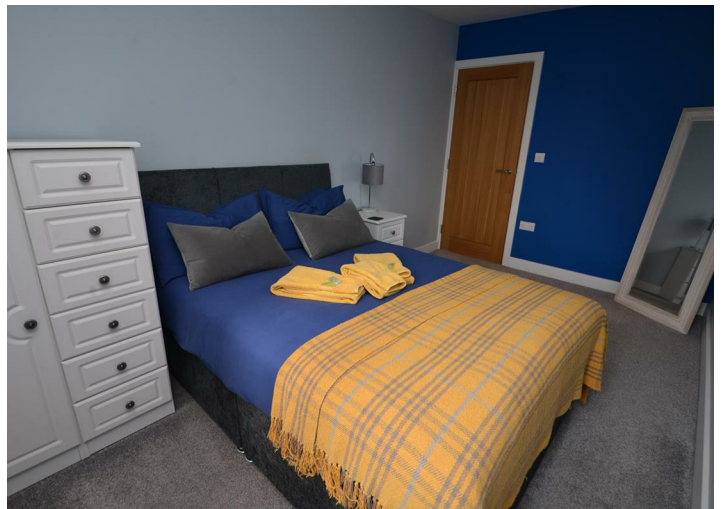
The property is valued as a "Shop and Premises" with a rateable value of £23,750 (1 April 2023 to present)

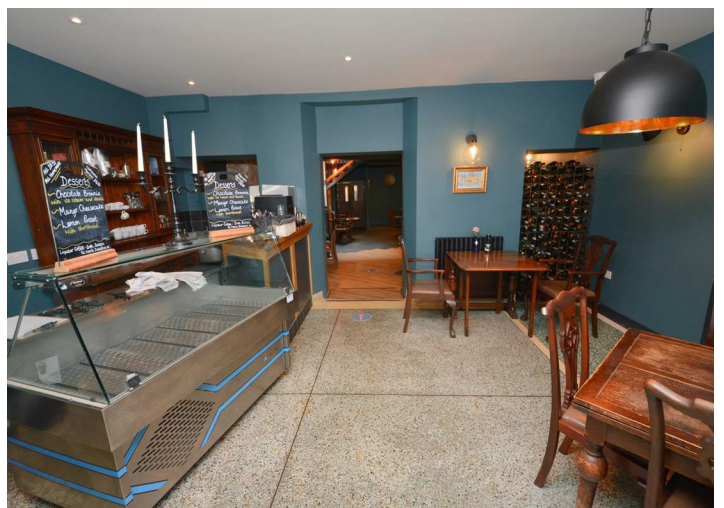
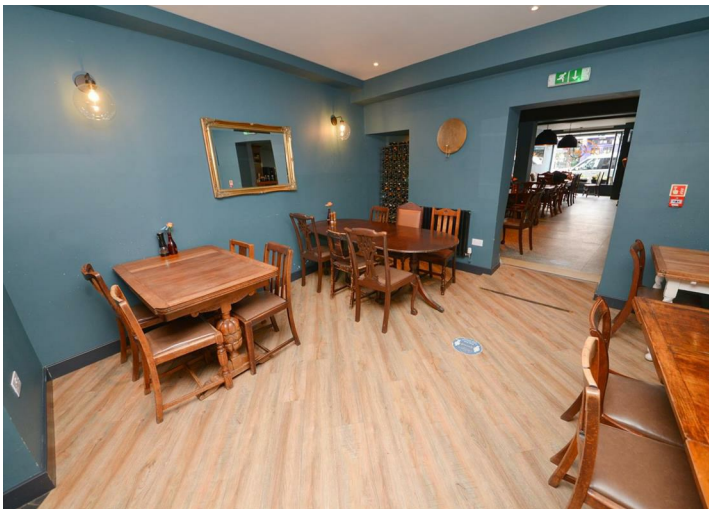


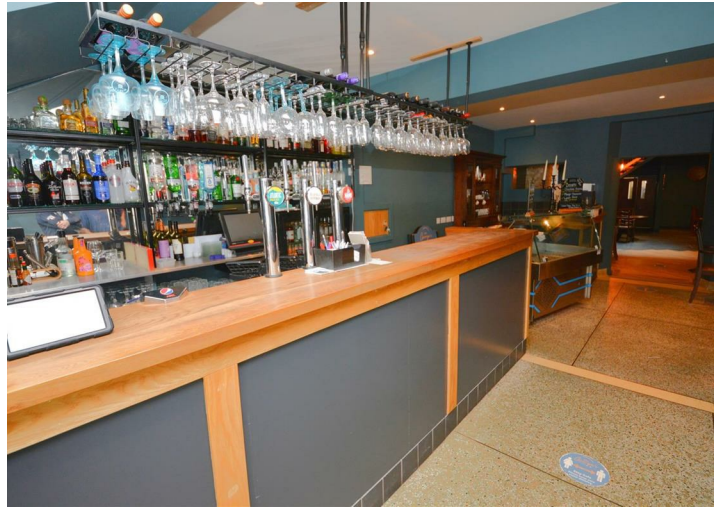
The property is on St. George's Street in Tenby Town Centre, near to the Five Arches. Postcode SA70 7JB.





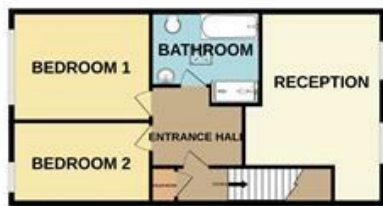




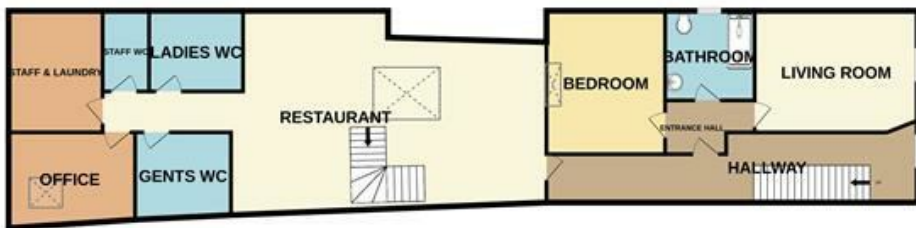


Floor Plan

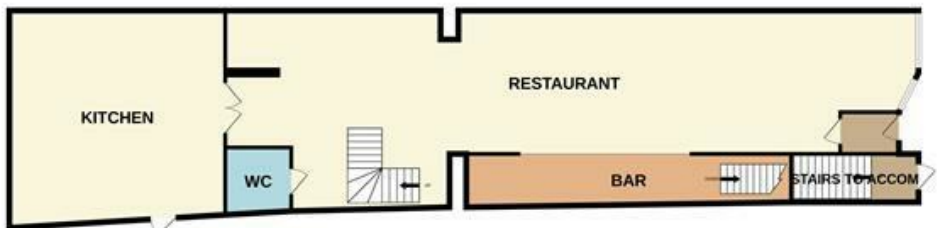
2ND FLOOR



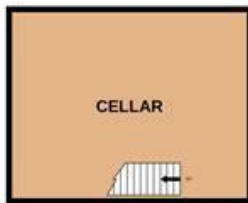
1ST FLOOR



GROUND FLOOR



CELLAR



Measurements are approximate. Not to scale. Illustrative purposes only
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