



Lock House, St Julian Street, Tenby
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The Paddock Inn Penally, Tenby SA70 7NR

£20,000 P.A

Commercial

A great business opportunity has arisen to take on the lease of a large public house/restaurant in the heart of the picturesque village of Penally. On the ground floor is a bar/dining area and on the first floor is a function room and restaurant with a fully fitted commercial kitchen. Outside to the front of the property is a good size seating area and to the rear is a large car park for customers.

The Paddock is being leased fully furnished with all the appliances provided as seen. The property is available at an annual rent of £20,000 and an ingoing of OIRO £15,00, with lease length and terms to be agreed.



LOCK HOUSE C. 1750



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



- **Pub and Restaurant**
- **£20,000 Rent P/A**
- **Fully Furnished**
 - **EPC Rating**

- **Sunny Patio Area**
- **Ingoing OIRO £15,000**
 - **Ample Parking**
 - **Function Room**

[Bar Area/Dining Area](#)

Large 'L' shaped bar with dining area to one end and large solid wood sash windows to the front and side. Bar area has a number of integral fridges, glass washer and ice machine. A door leads through to the store room with a small office to the side. Stairs to the first floor restaurant and function room.

[Rear Entrance](#)

Rear entrance to Ladies and Gents toilets, with separate stairs leading to the first floor.

[Restaurant/Function Room](#)

First floor restaurant/function room has a large apex beamed ceiling, a number of windows to the front and rear and a fire door to the rear car park. Additional space with pool table. Access to kitchen.

[Kitchen](#)

Large catering kitchen is fully equipped with all the relevant grills, oven, hobs, microwaves etc. To the rear is a wash up area with stainless steel sinks, windows to the rear, a number of fridges and fire exit which leads out to the rear.

[Cellar](#)

Doors off the car park lead to the cellar with a freezer room off and a further store cupboard to the rear.

[Outside](#)

Outside there is a large car park to the rear and to the front is a sunny patio with a good size seating area.

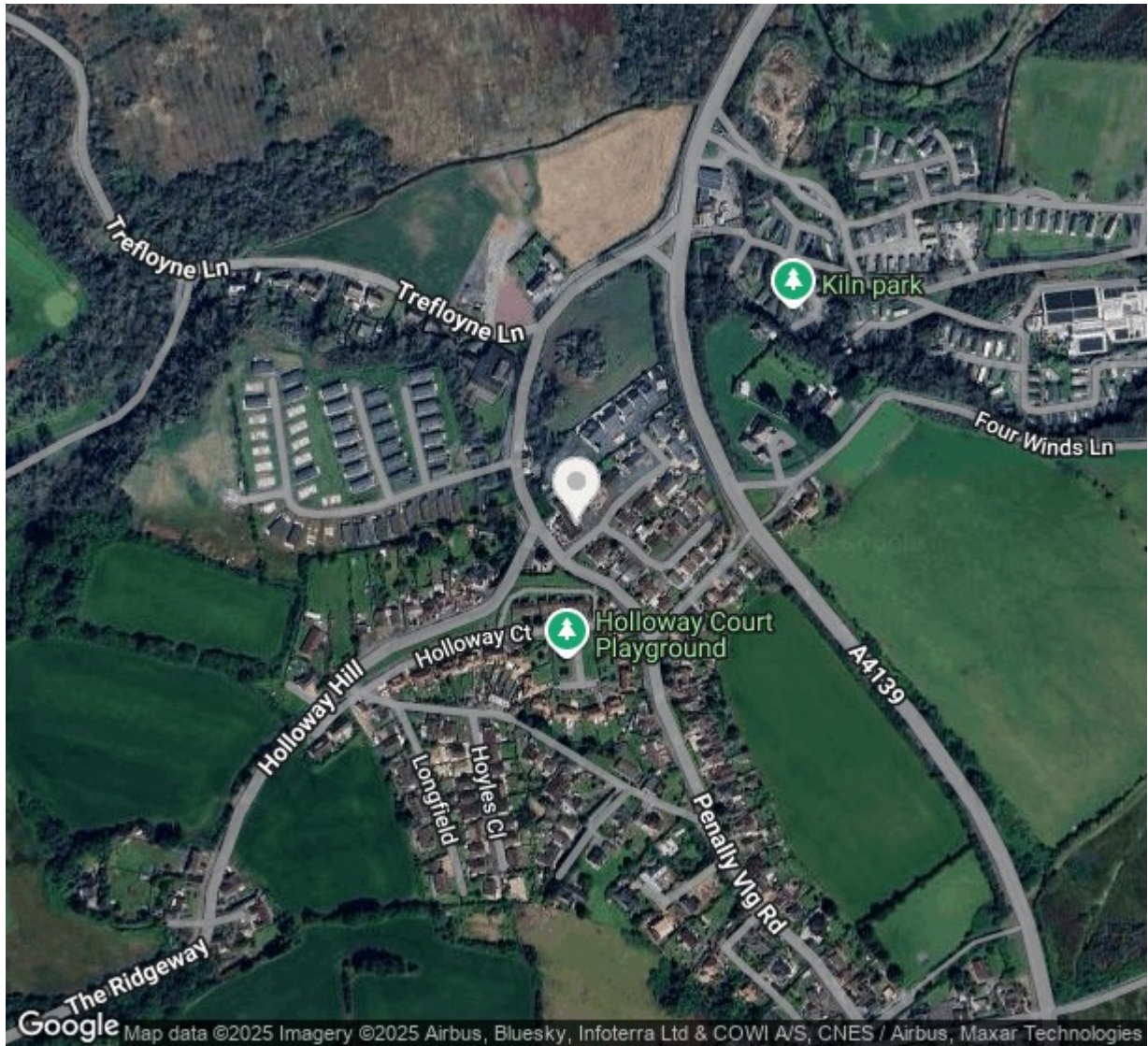
[Please Note](#)

The Tenant would be responsible for the whole property.


Terms to be agreed.

Annual Rent £20,000

Ingoing OIRO £15,000



Energy Efficiency Rating

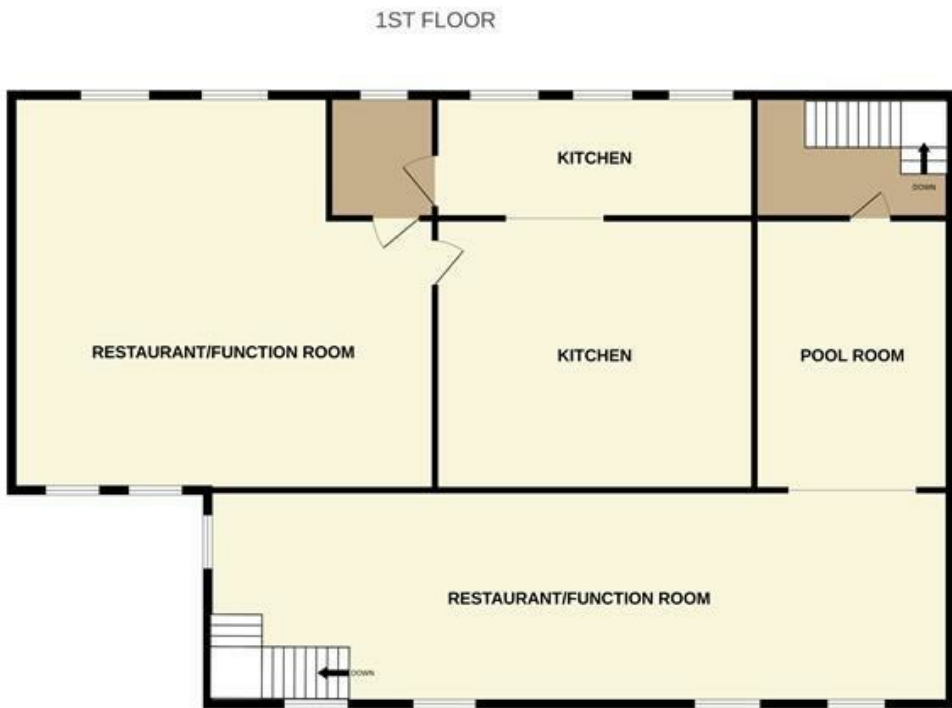
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
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