



Old Kings Arms Hotel

Ref: 3440565

13 Main Street, Pembroke, SA71 4JS

Freehold: £795,000

200 Yards from Pembroke Castle

17 Excellent En-Suite Bedrooms

£730,364 net sales - 12% increase YOY

Courtyard Garden & Car Park

3 Bed, 2 bathroom, Owners Accommodation

Three separate trading rooms, Energy rating Exempt



Description

This imposing Grade II Listed stone built property has been in the same family since 1953 and offers an outstanding opportunity for new owners to benefit from an established business with an excellent reputation. The property is presented to a high standard and all rooms have undergone redecoration over the past few years. This is a genuine retirement sale and offers a wonderful opportunity.

Location

The Old Kings Arms Hotel & Restaurant is situated on the main street of Pembroke, only 200 yards from the famous Pembroke Castle. The historic town of Pembroke is an extremely popular destination for tourists, with its many attractions and central location to the variety of lovely beaches in the area. The town offers a good range of amenities, local shops and schooling.

The area is also an important hub for power supply facilities including the Valero Petroleum Refinery and Pembroke Dock Power Station which create considerable business throughout the winter months.



Fixtures & Fittings

All trade fixtures and fittings will be included in the sale and an inventory will be supplied to interested parties.

The Opportunity

This is the first time on the market for 70 years, having been trading within the same family, and is a long established and well known business in an historic building located in the heart of the historic town of Pembroke. The Kings Arms Hotel has a repeat clientele enabling new owners to use this platform to develop and grow new business coming into Pembroke since obtaining freeport status.

The freeport status offers significant potential - between Port Talbot and Pembroke there is an estimated £4.9 billion in public and private investments, with the potential to create around 20,000 jobs by 2030. There will be significant demand for hospitality within the local town and a fantastic opportunity for a new owner to capitalise on the huge predicted increase in local footfall.

Tenure

Freehold.



Other Floors

Located on the 1st Floor is a lovely restaurant/ function room (circa 25) offering a feature fireplace, bay window overlooking the town centre, carpeted floors, beams and access to bathrooms.

The Residents' Lounge is also situated on the 1st Floor and consists of a bar servery, feature fireplace and carpets.

Owner's Accommodation

The owners' accommodation is set over two floors and consists of two en-suite double bedrooms, study, lounge, a fully fitted kitchen, and utility area.

Letting Accommodation

17 en-suite letting bedrooms are situated over two floors and have been recently redecorated to a good standard. The rooms are extremely popular with tourists throughout the summer season and our clients have also built up a strong relationship with local businesses who supply a constant all year round trade.



Ground Floor

The property offers two entrances, one from the main street in to the bar and restaurant areas, and the other to the rear from the car park into the reception area.

The Lounge Bar (circa 25 covers) is situated to the front of the property and offers a bar servery area, carpeted flooring, beamed ceilings and exposed stone walls.

The Kings Bar & dining area (circa 30 covers) has a fully fitted bar area, fireplace and beamed ceiling.

The Restaurant (circa 30 covers) is located to the rear and benefits from a mix of flagstone and solid wood floors, beams and a log burning fireplace.

The commercial catering kitchen is spacious and well equipped with a walk in fridge and freezer and a preparation area.

There are also customer bathrooms and a staff room.



Regulatory

Premises Licence

External Details

To the rear of the property is a courtyard garden area for 16 customers, as well as a car park for 20 cars.

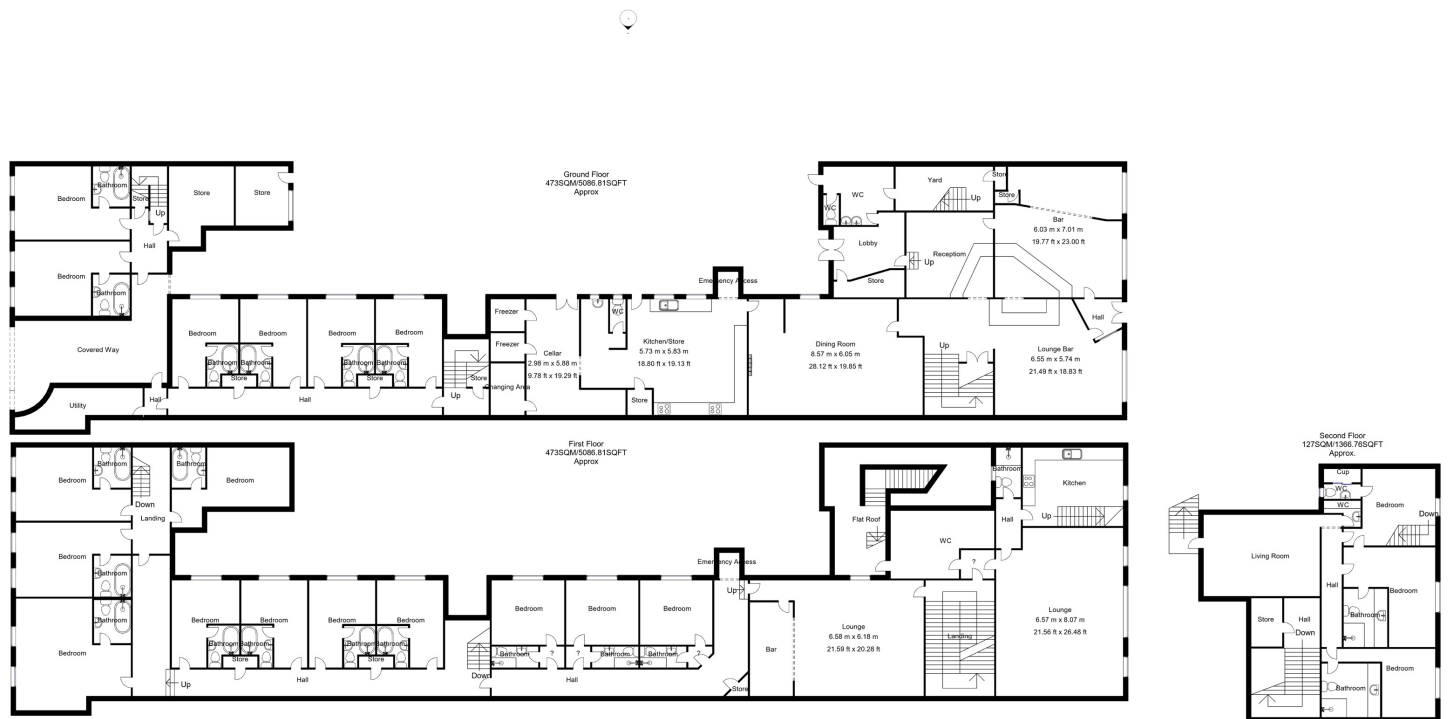
Staff

A full staff list will be made available following a formal viewing and completion of a Non-Disclosure Agreement.

Trading Information

We are advised turnover for year ending Sept 2022 was £730,364 (net of VAT).





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd ©2018

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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Bristol



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.

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