



# The Georges

Ref: 4760003

Market Street, Haverfordwest, SA61 1NH

Freehold: £399,950

Substantial period property

Coffee shop (50) & Restaurant (60)

Three retail areas

Profitable multi sector business

T/O £267,900 with gross profit of 60%

Excellent opportunity for owner operator. EPC Exempt





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### Description

The Georges is a charming Grade II Listed building, with a covered walkway access to one of the retail trade areas and an attractive rear garden with a range of seating (60) with far reaching views over the town, castle and the Preseli hills beyond.

Operating on three levels, there is also a stable building to the rear, currently used for storage, with development potential (STPP). Our client has continually invested in the property which has been maintained to a very high standard.

The business is multifaceted with a well established licensed coffee shop and restaurant, thriving takeaway and deli, a dine at home range of ready meals and a retail business based upon representing the best of Pembrokeshire, with a number of interesting ranges including jewellery, toiletries and clothing.



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### Location

The Georges is situated in a prominent high street location in Haverfordwest, the county town of Pembrokeshire and one of the main commercial hubs for South West Wales. The town boasts well developed retail and entertainment facilities.

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### Internal Details

Generous and well proportioned trade accommodation over three levels with a welcoming and attractive coffee shop/restaurant with 50 covers and two retail areas to the ground floor. A further retail area in the cellar with a brick vaulted ceiling and a first floor dining area providing an additional 60 covers. Ground floor WCs. Total area (excluding external space and adjoining building plot) measures 519 sq m.

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### Other Floors

Large cellar with stairs and drop chute access. Bottle store and three storage areas. First floor well equipped trade kitchen with extraction. Office. Store room. Staff lounge with separate toilet facilities to the second floor (previously been used as owners accommodation).

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### Owner's Accommodation

There is attractive one bedroom owner's accommodation comprising bathroom/WC, lounge with bay window overlooking the garden and an open plan mezzanine level used as a bedroom.

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### Fixtures & Fittings

Trade fixtures and fittings are included.







### The Opportunity

Our client has owned the business for the last 26 years and created a profitable and unique business benefitting from a loyal customer base with a strong presence on social media with over 2,500 followers which helps provide strong levels of repeat business.

The business is multifaceted and comprises a well established licensed coffee shop & restaurant, thriving takeaway & deli, a dine at home range of ready meals that are popular with local residents and tourists and a retail business that is based upon representing the best of Pembrokeshire, with a number of interesting ranges including jewellery, toiletries and clothing.

It is felt that new owners could significantly increase both turnover and profitability by extending opening hours to encompass a food and beverage offering in the evenings (our client previously traded the restaurant on a Friday and Saturday evening with considerable success), opening on Sunday and Monday and foregoing the summer and winter shut down periods. Visit the website at ([www.thegeorges.uk.com](http://www.thegeorges.uk.com))

### Business Rates

Rateable value effective from 1 April 2023 will be £14,250.



### Trading Information

Trading figures provided by our clients show a turnover of £267,900 with a gross profit of £162,900 (60%), further accounting information is available to interested parties after a formal viewing of the business. (It should be noted that when my client traded the restaurant on Friday & Saturday evenings significantly higher sales figures were achieved with a turnover of £477,700).

### Trading Hours

The George's currently trades five days a week, Tuesday to Saturday from 10:00 to 17:30 and currently enjoys a summer close period of two weeks in June and further two weeks in December.

### Staff

The business is currently run by our client with the assistance of two full time staff and seven part time staff.



### Regulatory

The property has a premises licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a person licence.



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## 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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