



The Royal George

Ref: 3451524

13 High Street, Solva, SA62 6TF

Freehold: Offers in excess of £500,000

Property with stunning coastal views

Pub development opportunity (STP)

Alternative use opportunity (STP)

Sought after and affluent area

Scope to develop letting accommodation

Closed premises. EPC D



Location

Named by the Times in 2023 as one of the best seaside places to live in the UK, Solva is a picturesque village situated on the northern shore of St Brides Bay in North Pembrokeshire. It is 3 miles away from the city of St. David's and 4 miles from Newgale and its famous beach.

Located within the Pembrokeshire National Park, Solva is positioned directly on the Pembrokeshire Coastal Path which offers coastal walks with panoramic views and access to many other outdoor pursuits.

The heart of the village is the bustling working harbour where fishing and pleasure boats are plentiful. There is a vibrant local community and Solva's stunning location, with local shops, welcoming pubs, and links with arts and crafts brings in many visitors and holidaymakers throughout the year.



Description

The Royal George is a prominent three storey building on the St David's Road in Upper Solva, and to the rear has wonderful views over St. Bride's Bay.

The main trade area is on the ground floor, serviced by a single bar and the adjacent kitchen, and access to the ground floor terrace is to the rear.

Three private reception rooms are on the first floor along with the access to the first floor terrace and its wonderful views over the bay.

Another flight up, there are three double bedrooms, 2 with en suite shower rooms, a bathroom and separate toilet.

The attic space has been converted into two further bedrooms.

Tenure

The property is being sold freehold.

Unconditional offers only.

Internal Details

Ground Floor

- Main trade area
- Bar servery
- Commercial kitchen
- Access to ground floor trade patio
- Ladies & gents toilets

First Floor

- 3 reception rooms (currently office and living)
- Access to first floor trade terrace

Second Floor

- 3 bedrooms
- 2 en suite shower rooms
- 1 bathroom
- 1 WC

Attic

- 2 bedrooms
- 1 WC / shower

Fixtures & Fittings

We are advised that all fixtures and fittings are included within the sale. The exact inventory will be agreed upon sale.



Trading Information

This pub is currently closed and not trading.



Owner's Accommodation

The upper floors offer flexible accommodation which could provide owners' accommodation and letting accommodation.

Other Property

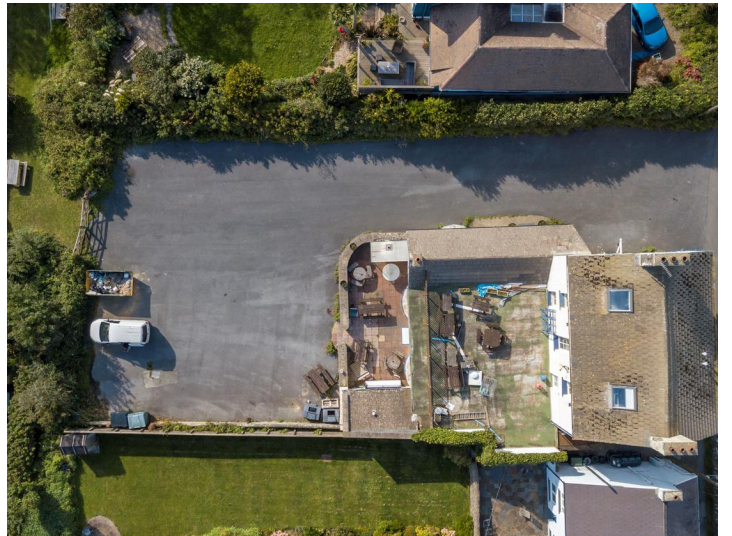
The vendors wish to retain a strip of land in the car park, to allow them access to the property they own to the rear of the pub, should it be needed in the future.

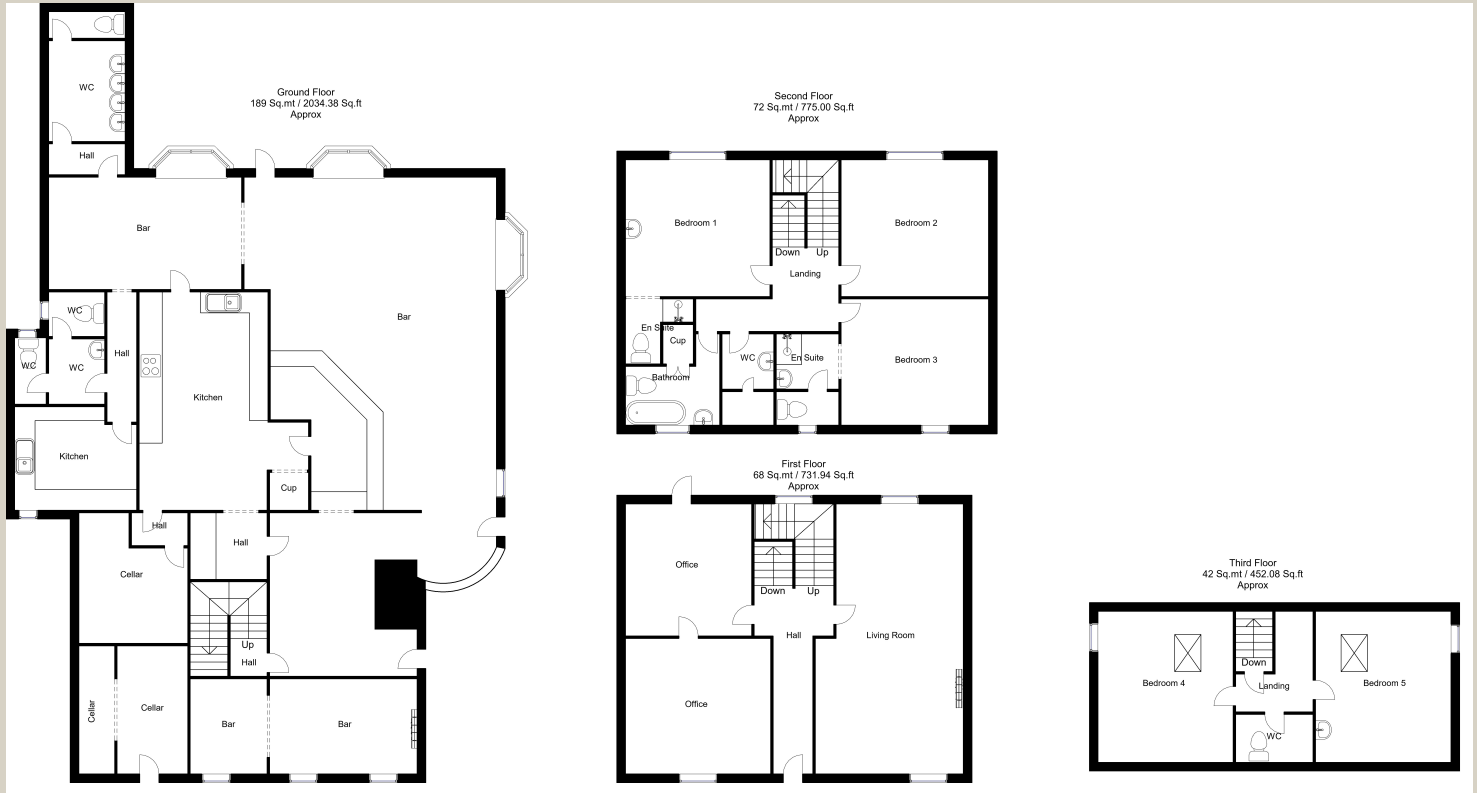
Development Potential

This site provides an investment opportunity to revitalize this well located pub to generate robust revenue through drinks, dining, and letting accommodation.

Subject to permission, there may be scope to develop the building for residential or holiday letting purposes.







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:

Graeme Clifford

Business Agent

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M:+447546 698 681

E:graeme.clifford@christie.com

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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