



Stackpole Inn

Ref: 3451547

Jasons Corner, Stackpole, SA71 5DF

Freehold: £1,500,000

Award winning restaurant and inn

National Trust Estate near acclaimed beaches

Net turnover £1.12million YE 31.08.23

4 en-suite letting rooms

Extensive trade garden & car park

3 bedroom accommodation. EPC Exempt



Location

Stackpole is a village located in the Pembrokeshire Coast National Park, an area of outstanding natural beauty, and the Stackpole Estate, owned by the National Trust. The area is famous for its countryside landscapes, dramatic coastline and award-winning beaches.

The nearby coastline is on the Pembrokeshire Coastal Path and has a myriad of sandy beaches and rocky inlets which make it a significant attraction for tourists.

Most notable is Barafundle Bay, which is about 2.5 miles away - its beach has won many awards including best in Britain and one of the top 12 beaches on the planet.

Visitors are also drawn to the area by the surrounding countryside, the National Trust Estate, and the sea and land based outdoor pursuits available in the area.

The Stackpole Centre lies on the outskirts of the village which is managed by the National Trust and offers theatre, conference and wedding facilities. The centre is located next to Bosherton Lakes, also known as the Lily Ponds, and the Eight-Arch Bridge, about a mile away from the beautiful Broad Haven South Beach, another of the area's renowned coastal spots.

The town of Pembroke is located about 4 miles away and the busy coastal town of Tenby, 13 miles away,



Internal Details

Ground Floor

- Restaurant & dining areas (76)
- Commercial kitchen
- Bar counter
- Customer toilets, including accessible facilities

Description

A 17th century two storey inn, the Stackpole Inn has been run by the same owners for nearly 20 years, during which time they have developed a highly successful and popular restaurant and bed and breakfast business.

Internally, on the ground floor, the dining area and restaurant can seat circa 76 people, served by the well appointed kitchen situated just behind the bar counter.

The first floor owners' accommodation has three bedrooms, a kitchen/diner, living room bathroom and en-suite.

There are 4 en-suite letting rooms in a separate building, next to the car park, at the rear of which there is a fenced private garden with a garden office and storage.

To the front of the property is a large trade garden and there is a walled terrace for outside dining to the rear.





External Details

- Lawned trade garden to the front of the property (60 covers)
- Walled patio to the back of the property (10 covers)
- Car park for approximately 12 to 14 cars and customers also use the nearby public car park.
- Storage to rear of kitchen
- Private garden with high wooden fence to the rear of the car park with storage and outside office.

Business Rates

The rateable value is currently £42,500 which equals an annual payment of £23,885 - this is subject to change.



Fixtures & Fittings

We are advised that all fixtures, fittings and equipment will be included in the sale.

Letting Accommodation

There are 4 twin/double en-suite rooms, housed in a separate building, two of which have sofa beds so can be used for families.

Owner's Accommodation

First Floor

- Three bedrooms (1 x ensuite)
- Bathroom
- Kitchen/diner
- Living room



The Opportunity

This is a fantastic opportunity to purchase a thriving restaurant and Inn in a wonderful location.

There is scope to develop more letting accommodation either by converting the first-floor owners accommodation (STP) or developing on the private garden (STP).

Staff

A full list of staff will be made available when required.

Trading Information

Financial information available on request.

Trading Hours

Daily restaurant opening hours are 12.00-2:30 for lunch, 5:30-8.00pm for dinner. In the summer, the bar is open all day for drinks. Currently closed on Sunday evenings from October through to March.



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 229.6 m² (2,472 sq.ft.)
 EXCLUDED AREAS : PATIO 20.6 m² (222 sq.ft.) VERANDA 2.0 m² (21 sq.ft.)
 TOTAL : 229.6 m² (2,472 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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:

Graeme Clifford
 Business Agent

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