



## Salutation Inn , Nr Newport, SA41 3UY

**£650,000**

- Large Freehold Inn
- Restaurant, Lounge & Public Bars
- 8 Letting Rooms
- Commercial Kitchen, Large Car Park
- River Terrace along the Afon Nyfer
- Good Residential Flat Overall
- Oil Central Heating



### Situatuion

Prominently situated along the A487(T), 2.5 miles from Newport, within 7 miles of Fishguard Ferry/Train terminal, within 15 mins drive of the magnificent Preseli Mountains to the South and the spectacular Pembrokeshire Coastal Path to the North.  
OS Grid Ref. SN1039.

Licensed premises to include:- (approx. dimensions)

### Large Grassed Area



### Riverside Grounds



### Patio Area



### Car Parking



### Restaurant



Newly carpeted.



## Commercial Kitchen



With prep area.

## Public Bar 24' x 14' (7.32m x 4.27m)



With wood burner.

## Joint Server Area 14' x 12' (4.27m x 3.66m)

## Lounge 30' x 15' (9.14m x 4.57m)

Capable of 30 + covers

## 8 Letting Bedroom

### Twin (No. 1)



### Double (No. 6)



## Residents Lounge or Meeting Room

## Ladies, Gents & Disabled Toilets

## 2 Bed Flat

Revamped, with exposed trusses, etc., viz:

## Double Bedroom One 16' x 14' max (4.88m x 4.27m max)

## Ensuite 6' x 5'6" (1.83m x 1.68m)

## Double Bedroom Two 17' x 15' (5.18m x 4.57m)

## Lounge 21'4" x 14' (6.50m x 4.27m)

## Shower Room 8' x 7'6" (2.44m x 2.29m)

## Kitchen 19'3" x 16'7" (5.87m x 5.05m)

With fitted units, oven and hob, laminated floor.

## Sitting Area/Office 16' x 11' max (4.88m x 3.35m max)

With laminated floor.

## Remarks

A successful family run business concern, presented in good order, situated in a busy tourist area, but also enjoying strong local support. Enjoys the valuable benefit of large private parking and amenity green alongside. Viewing by appointment only please.

## Services, etc.

Services - Mains water, electricity and drainage.

Local Authority - Pembrokeshire County Council

Rateable Value - £16,000. Rates Paid £8,560 (2023/24)

EPC Rating - D (89)

Flat Classification - Band B

What3Words - ///costly.reckon.belts

## Floor Plan



Floor 0




Floor 1

## Area Map



## Energy Efficiency Graph

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

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