



Salutation Inn , Nr Newport, SA41 3UY

£595,000

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



Car Parking



Riverside Grounds



Patio Area



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

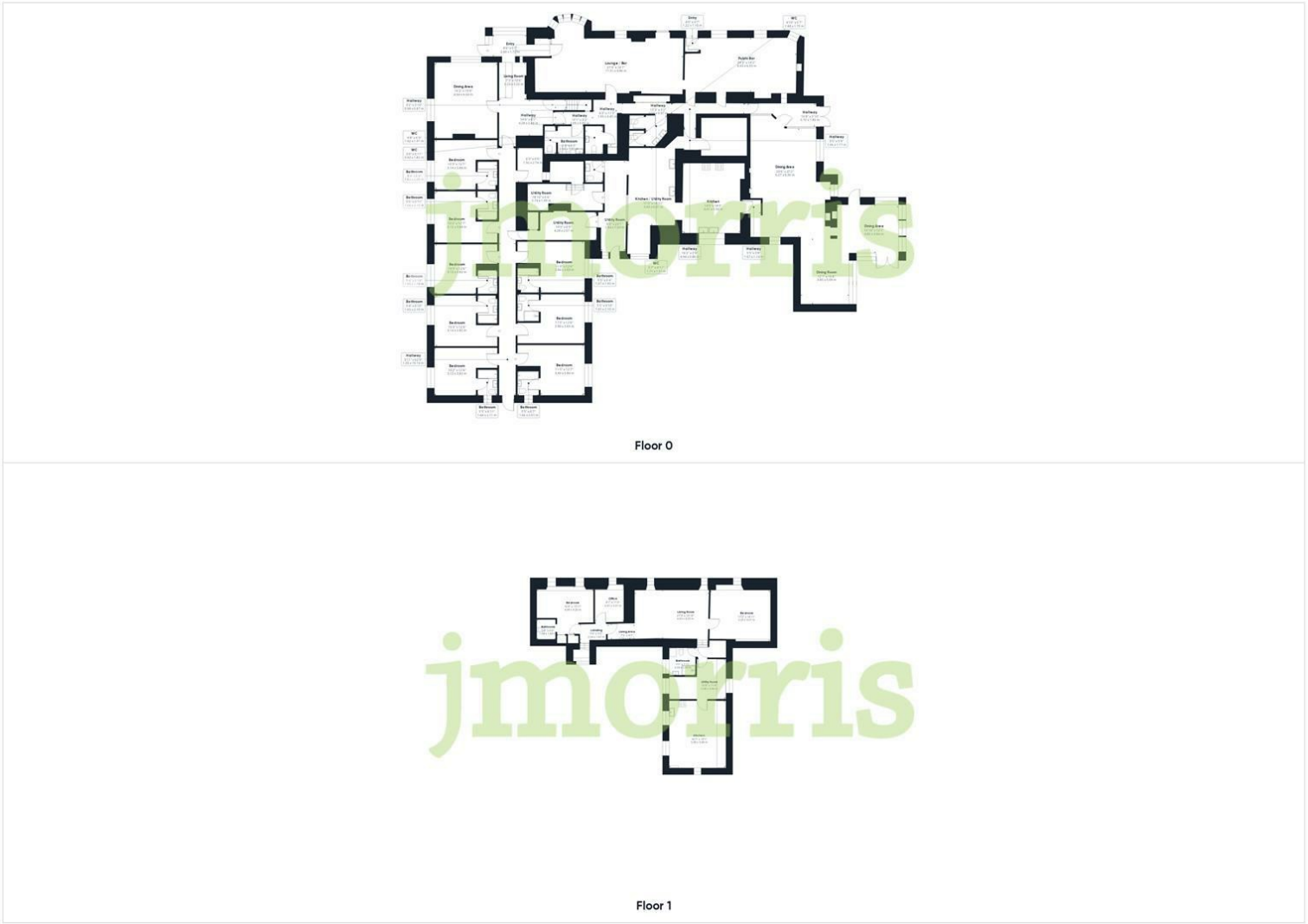
Rateable Value - £16,000. Rates Paid £8,560 (2023/24)

EPC Rating - D (89)

Flat Classification - Band B

What3Words - ///costly.reckon.belts

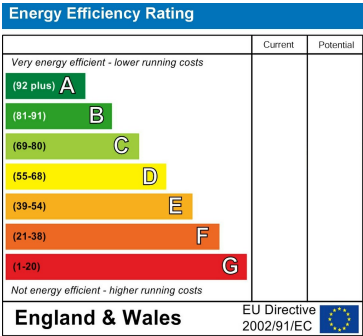
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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