



Tides Kitchen and Wine Bar (Fountain House) Market Street, Newport, Pembrokeshire, SA42 0PH

Price Guide £585,000

*A deceptively spacious 3 storey Terraced Commercial/Residential Property.

*Currently a very successful Licensed Restaurant for with covers for 46 (30 inside and 16 outside) with part of the Ground Floor premises being utilised as a Shop/Delicatessen with a fully fitted Commercial Kitchen, Ladies and Gents WCs, a Walk in Pantry, Wash Room, Freezer Room and a Bakery/Store Room.

*1st & 2nd Floor Maisonette provides spacious Accommodation with a Sitting Room, Kitchen/Diner, Bathroom and 2/3 Bedrooms.

*The entire Property benefits from Gas Central Heating and is in the main Double Glazed.

*There is a Slate Paved Seating Area/Patio at the fore and a good sized rear Lawned Garden with Flowering Shrubs, an Ornamental Stone Path and a Chipping Hardstanding allowing for Parking of 3 Vehicles with access off Upper Bridge Street.

*Tides Kitchen and Wine Bar is an excellent Going Concern and is offered 'For Sale' fully furnished and equipped.

*To appreciate the full extent of accommodation and its excellent Trading Location, inspection is essential and strongly advised. EPC Ratings - Tides Kitchen & Wine Bar - "B" Maisonette "D".

Situation

Newport is a popular Market Town which stands on the North Pembrokeshire Coastline between the Market Towns of Fishguard (7 miles west) and Cardigan (11 miles north east).

Newport has the benefit of a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Post Office, Library a Memorial/Community Hall, Tourist Information Centre, a Health Centre and Dental Surgery.

The Pembrokeshire Coastline at The Parrog is within half a mile or so of the Property and also close by are the other well known sandy beaches and coves at Newport Sands, Ceibwr Bay, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach.

Newport stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

Carningli Mountain and Common being close by, provide excellent Walking, Rambling, Hacking and Pony Trekking facilities.

The well known Market Town of Cardigan is within easy car driving distance and has the benefit of an good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, a Further Education College and a newly built Day Hospital.

Some 7 mile or so west is the other well known Market Town and Ferry Port of Fishguard.

The County and Market Town of Haverfordwest is some 20 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK. There is also a regular Bus Service along the Main A487 Road west to Fishguard, south to Haverfordwest and north east to Cardigan and Aberaeron.

Tides Kitchen and Wine Bar (Fountain House) stands in an excellent trading location in the heart of this popular Market Town and is situated within 40 yards or so of the Main A487 Fishguard to Cardigan road.

Directions

From Fishguard take the Main A487 road east for some 7 miles and in the town of Newport take the third turning on the right (in the centre of the town) into Market Street). Proceed up the hill for 40 yards or so and Tides Kitchen and Wine Bar (Fountain House) is situated on the right hand side of the road.

Alternatively from Cardigan take the Main A487 road south west for some 11 miles and in the town of Newport take the third turning on the left in the centre of the town into Market Street. Follow directions as above.

Description

Tides Kitchen and Wine Bar (Fountain House) comprises a 3 storey residence of predominantly solid stone construction with natural stone faced front elevation and mainly rendered and coloured rear elevations under a pitched composition slate and a flat felt roof. The Bakery at the rear is of solid stone construction with rendered and coloured roughcast elevations under a pitched corrugated cement fibre roof. Accommodation is as follows:-

Ground Floor

Half Glazed Entrance Door to:-

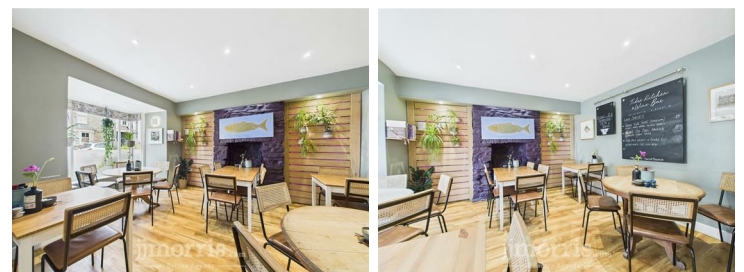
Hall



23'8" x 6'7" (7.21m x 2.01m)

With a LVT wood effect floor, 4 downlighters, recess with bottle/wine fridge, door leading to staircase to First and Second Floor Maisonette, openings to Inner Hall, Shop/Delicatessen and:-

Restaurant



16'8" x 12'4" (5.08m x 3.76m)

With a LVT wood effect floor, single glazed bay window, coloured stone feature fireplace, 5 downlighters, radiator, 2 alcoves with Oak cladding and 4 power points.

Shop/Delicatessen/Restaurant



25'6" x 11'6" (7.77m x 3.51m)
(maximum to include bay) With a slate effect tile floor, 2 alcoves with shelves, double panelled radiator, telephone point, ample power points, wall spotlights and door opening to:-

Kitchen



25'6" x 11'5" (7.77m x 3.48m)
With non slip vinyl floor covering, 3 strip lights, range of stainless steel kitchen equipment including a stainless steel cooker hood/extractor fan, stainless steel splashbacks, single drainer stainless steel sink unit, wall shelves, uPVC double glazed window, electricity consumer unit and a uPVC double glazed door to:-

Inner Hall

12'8" x 11'2" (3.86m x 3.40m)
('L' shaped maximum) With LVT wood effect floor, strip light, 2 power points, understairs storage cupboard, doors to Rear Hall, Ladies and Gents WC and:-

Freezer/Utility Room



14'11" x 10'7" (4.55m x 3.23m)
('L' shaped maximum) With quarry tile floor, painted tongue and groove clad ceiling, strip light and power points.

Ladies and Gents WC

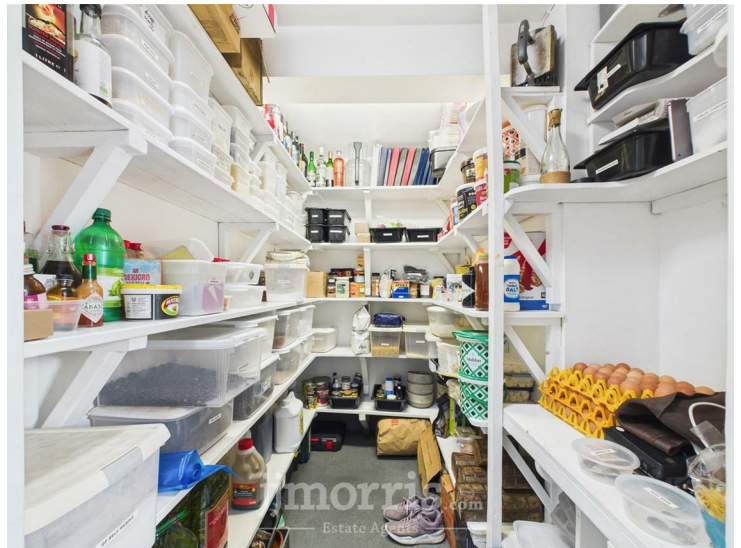


With a LVT wood effect floor, white suite of WC and a corner Wash Hand Basin in a vanity surround, ceiling light and a Manrose extractor fan.

Rear Hall

12'2" x 4'6" (3.71m x 1.37m)
With vinyl floor covering, uPVC double glazed door to exterior and door to:-

Walk in Pantry



7'4" x 5'1" (2.24m x 1.55m)
With shelves, strip light and 2 power points.

Wash Up Area



9'5" x 7'7" maximum (2.87m x 2.31m maximum)
With single drainer stainless steel sink unit with mixer tap,

strip light, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating on the Ground Floor) and a strip light.

Bakery/Store/Preparation Room



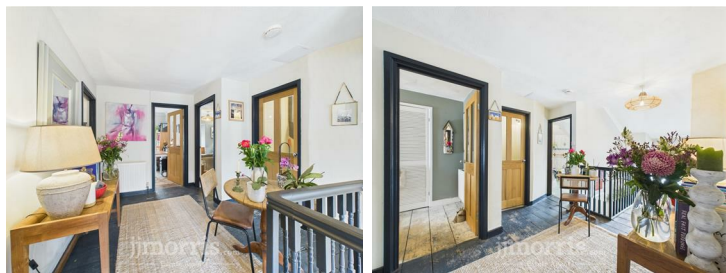
19'6" x 12'5" (5.94m x 3.78m)

With 2 strip lights, vaulted ceiling, single drainer stainless steel sink unit with mixer tap and ample power points.

A door from the Hall gives access to a staircase which leads to the First and Second Floor Maisonette.

First Floor

Landing



12'6" x 9'6" (3.81m x 2.90m)

With painted pine floorboards, double panelled radiator, ceiling light, 2 power points and door to staircase to Second Floor.

Sitting Room



15'6" x 10'8" (4.72m x 3.25m)

With pine floorboards, double panelled radiator, uPVC double glazed window, ceiling light and power points.

Kitchen/Dining Room



18'0" x 10'2" maximum (5.49m x 3.10m maximum)

With pine floorboards, double panelled radiator, range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and central heating on the First and Second Floor), alcove with shelves, 4 ceiling spotlight, ceiling light, tiled splashback, built in electric Single Oven/Grill, 4 ring Gas Cooker Hob, Cooker Hood (externally vented), double glazed bay window, painted tongue and groove clad ceiling, 4 ceiling spotlight, ceiling light and ample power points.

Bedroom 1



11'5" x 8'9" maximum (3.48m x 2.67m maximum)

With painted pine floorboards, uPVC double glazed window with roller blind, radiator and power points.

Bathroom



10'0" x 8'0" (3.05m x 2.44m)

With vinyl floor covering, uPVC double glazed window, white suite of panelled Bath, Wash Hand Basin and WC, fully tiled walls, 3 ceiling spotlight, mirror tiles, shaver light/point, thermostatic shower over bath, 3 ceiling spotlight and extractor fan.

Office/Bedroom 2



10'3" x 7'3" approx (3.12m x 2.21m approx)
With pine floorboards, uPVC double glazed window, ceiling light and power points.

A half glazed Oak door from the Landing gives access to an:-

Inner Landing



With staircase to:-

Second Floor

Bedroom 3/Studio



22'10" x 16'0" (6.96m x 4.88m)
With an Oak effect laminate wood floor, uPVC double glazed windows affording Coastal Sea Views to Newport Bay, 2 Velux double glazed skylight windows, plumbing for a bath, 2 double panelled radiators, 4 downlighters, ample power points and door to:-

Walk in Wardrobe/Dressing Room

16'0" x 4'10" (4.88m x 1.47m)
With an Oak effect laminate wood floor, downlighter, exposed 'A' frames and hanging rails.

Externally



Directly to the fore of the Property is a slate paved Sitting Area/Patio which provides additional seating area for 16 covers.

To the rear of the Property and accessed from the Rear Hall is a sloping concreted and quarry tiled Patio area which leads to the rear Garden. An Ornamental Stone Path which leads to a pedestrian gated access leading out onto a chipping hardstanding area which allows for Off Road Parking for 2/3 Vehicles. Adjacent to the Parking Area is a:-

Storage Port/Open Shed



15'0" x 6'0" (4.57m x 1.83m)
Of timber construction with a corrugated iron roof and a concreted floor.

A block pavior drive leads into the car parking area off Upper Bridge Street over land that is owned by the adjoining Property known as Ty Odd.

Outside Electric Lights.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. The Ground Floor has the benefit of Gas Central Heating, 2 Single Glazed Bay Windows and uPVC Double Glazed Windows at the rear.

The First and Second Floor Maisonette has Gas fired Central Heating, Roof/Loft Insulation and is in the main uPVC Double Glazed. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Rights of Ways

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property over a block pavior drive which leads off Bridge Street to the rear Vehicle Parking Space and Garden which forms part of Tides Kitchen and Wine Bar (Fountain House).

Trading Figures

Trading Figures are available for Bone Fide applicants only.

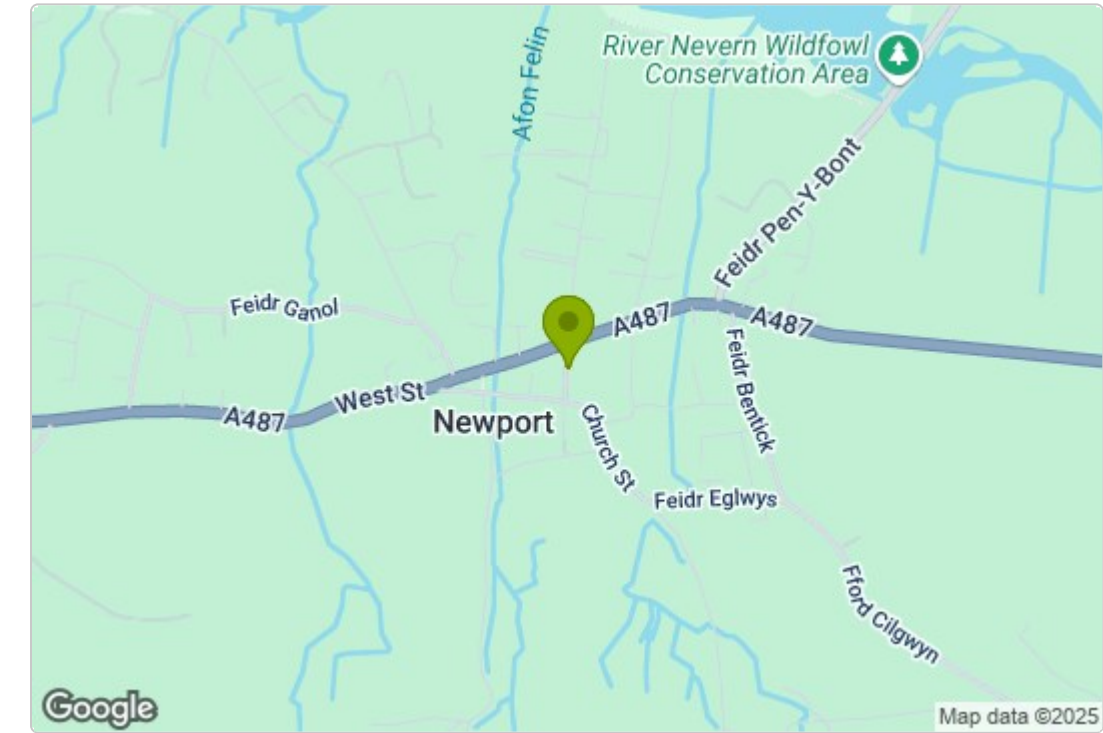
Remarks

Tides Kitchen and Wine Bar (Fountain House) is a very successful Licenced Restaurant which incorporates a Delicatessen and Shop area and standing in an excellent trading location in the heart of this popular Coastal Town. It is offered 'For Sale' as an excellent 'Going Concern' inclusive of Trade Equipment, Furniture, Fixtures and Fittings. In addition, it has a spacious First and Second Floor Maisonette which has 2/3 Bedroom accommodation benefitting from Gas Central Heating and in the main Double Glazed. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

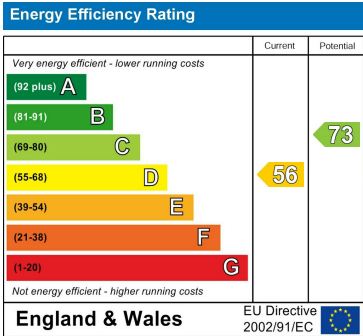
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - C

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