



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

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Pub and House The Paddock Penally, Tenby SA70 7NR

£30,000 P.A

Commercial

A great opportunity to take on the lease of a large public house/restaurant with a 4 bed house, in the heart of the picturesque village of Penally. On the ground floor is a bar/dining area and on the first floor is a function room and restaurant with a fully fitted commercial kitchen. Outside to the front of the property is a good size seating area and to the rear is a large car park for customers, with the semi-detached house and garage adjoined.

The pub is being leased fully furnished with all the appliances provided as seen. The properties are available together at an annual rent of £30,000 and an ingoing of OIRO £15,000, with lease length and terms to be agreed.



LOCK HOUSE C.1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Pub and Restaurant**
- **4 Bedroom House**
- **Fully Furnished Commercial Areas**
- **Function Room**
- **Sunny Patio Area**
- **Ingoing OIRO £15,000**
- **Large Car Park**

Bar Area/Dining Area

Large 'L' shaped bar with dining area to one end and large solid wood sash windows to the front and side. Bar area has a number of integral fridges, glass washer and ice machine. A door leads through to the storeroom with a small office to the side. Stairs to the first-floor restaurant and function room.

Rear Entrance

Rear entrance to Ladies and Gents toilets, with separate stairs leading to the first floor.

Restaurant/Function Room

First floor restaurant/function room has a large apex beamed ceiling, a number of windows to the front and rear and a fire door to the rear car park. Additional space with pool table. Access to kitchen.

Kitchen

Large catering kitchen is fully equipped with all the relevant grills, oven, hobs, microwaves etc. To the rear is a wash up area with stainless steel sinks, windows to the rear, a number of fridges and fire exit which leads out to the rear.

Cellar

Doors off the car park lead to the cellar with a freezer room off and a further store cupboard to the rear.

Outside

Outside there is a large car park to the rear and to the front is a sunny patio with a good size seating area.

Games Room

To the side of the pub is a games room, previously used as a bakery. There are double doors to the front and rear, and internal doors leading into the pub and to the house.

House

The house has 4 bedrooms, family bathroom, and open plan lounge/ kitchen. There is a garage to the side, ideal for storage, as there is parking to the front.

Please Note

The Tenant would be responsible for the whole property.

Terms to be agreed.

Annual Rent £30,000

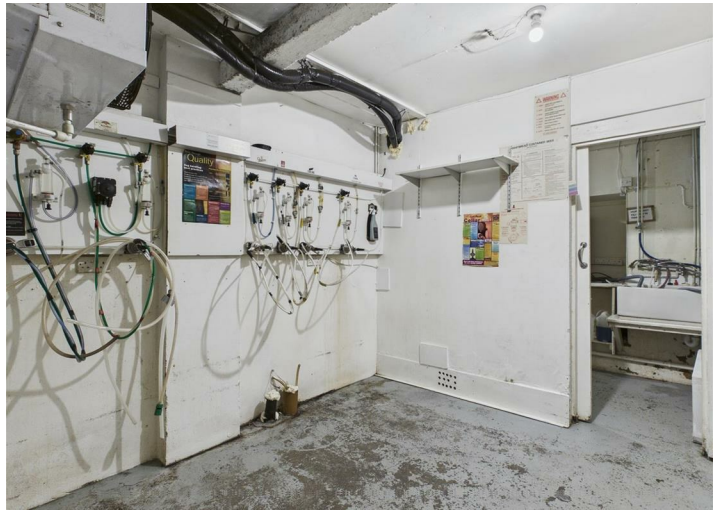
Ingoing OIRO £15,000

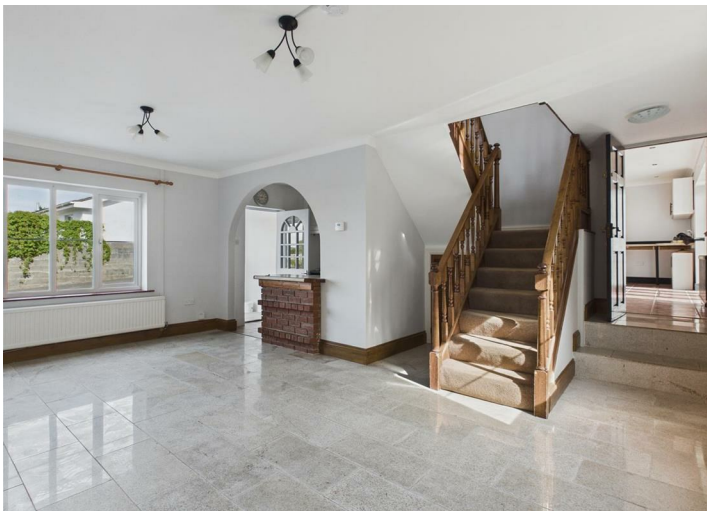
EPC - Pub

The energy performance rating is C (59) and the agent is able to provide a full copy of the report.











Floor Plan

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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