

Anchor Guest House 25 Enfield Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JN



- Profitable Business
- 50 Cover Restaurant & 36 outdoor covers
- Sea front position
- Sought after Tourism Location
- Independent Take Away
- 9 Ensuite Guest Bedrooms
- 1 Bedroom owners Apartment
- Ample Parking to rear
- Annex/Staff Accommodation
- EPC Rating : D

Offers In Excess Of £800,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

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The Agent that goes the Extra Mile



Exciting profitable business / lifestyle opportunity situated on the stunning seafront in the heart of a highly popular Pembrokeshire tourist village of Broad Haven

The business has diversified over recent years and now complements its nine en-suite bedroom guest house with a popular 50 cover Italian restaurant and further 32 outside covers, the recent addition of independent takeaway facility and an self-contained owners accommodation or holiday apartment. As a result, Anchor Guest House is perfectly positioned to adapt and develop further in the increasingly popular domestic hospitality market.

The guest house accommodation comprises; nine well-presented en-suite bedrooms, six bedrooms with direct sea views, and two with a balcony affording stunning views and sounds of the waves. There is provision for parking at the rear of the main building. The current owner has forged strong relationships with sixteen walking holiday companies in the UK and Europe. In 2020 they have installed a computerised booking facility with a direct booking feed to Booking.com and other online travel agencies such as air bnb. The popularity of the guest house is reflected by its five star rating on TripAdvisor.

The restaurant has similarly completed a renovation providing a year round service to the residents and visitors to Broad Haven. A bar and service counter is found to the side of the restaurant and there is a full commercial kitchen to the rear. Trading as one of the few Italian restaurants in the county.

The takeaway premises were created in 2020 to match the increasing demand for flexible dining in line with the current Coronavirus regulations. With the speed of service the takeaway has been the perfect complement to the restaurant, increasing turnover in the summer of 2020. This space offers huge flexibility for serving hot food, teas and coffees, or ice cream.



RESTAURANT

Completely remodelled in 2020 an Italian themed restaurant with 50 covers inside and a large outdoor seating area with a further 32 covers overlooking the beach for warmer months, the restaurant offers modern Italian themed dining for its patrons. A large working commercial kitchen is found to the rear of the property.

GUEST HOUSE ACCOMMODATION

Nine guest rooms all with ensuite showers, flat-screen colour televisions, free Wi Fi as well as tea and coffee making facilities. Four doubles, one family, two twins and two single rooms can accommodate up to eighteen guests.

Room 1 – Double ensuite room with sea view

Room 2 – Twin en-suite room

Room 3 – Double ensuite room

Room 4 – Family ensuite room with sea view

Room 5 – Single ensuite room

Room 6 – Twin ensuite room with sea view

Room 7 – Single en-suite room with sea view

Room 8 – Double en-suite room with balcony sea view

Room 9 – Double en-suite room with balcony sea view

TAKEAWAY PREMISES

Situated next to the main restaurant, the takeaway can be operated completely independently. With its own entrance and kitchen area this space could be utilised to serve a of food and drink options. This space offers huge flexibility for serving hot food, teas and coffees, or ice cream.

OWNER'S ACCOMMODATION

A delightful one bedroomed self-contained apartment. Open plan lounge/dining room/kitchen with patio doors to the lawned rear gardens, a ground level bathroom, and a first floor bedroom with seafront balcony and ensuite shower room. This accommodation could equally be used a a self contained holiday apartment.

ANNEXE

A two bedroomed, self-contained annex with an ensuite shower room sits to the rear of the property. Currently used as staff accommodation.

DRY STORE

To the rear of the annexe is a storage area that houses fridges and freezers and dry storage for the restaurant and takeaway.

Large Storage Shed / Greenhouse - The large shed is perfect for safe and secure storage of everyday business supplies, seasonal items and when needed bicycles and surf boards for visiting guests. A greenhouse to the rear of the shed provides storage for a lawnmower, pots and tender plants over the winter.





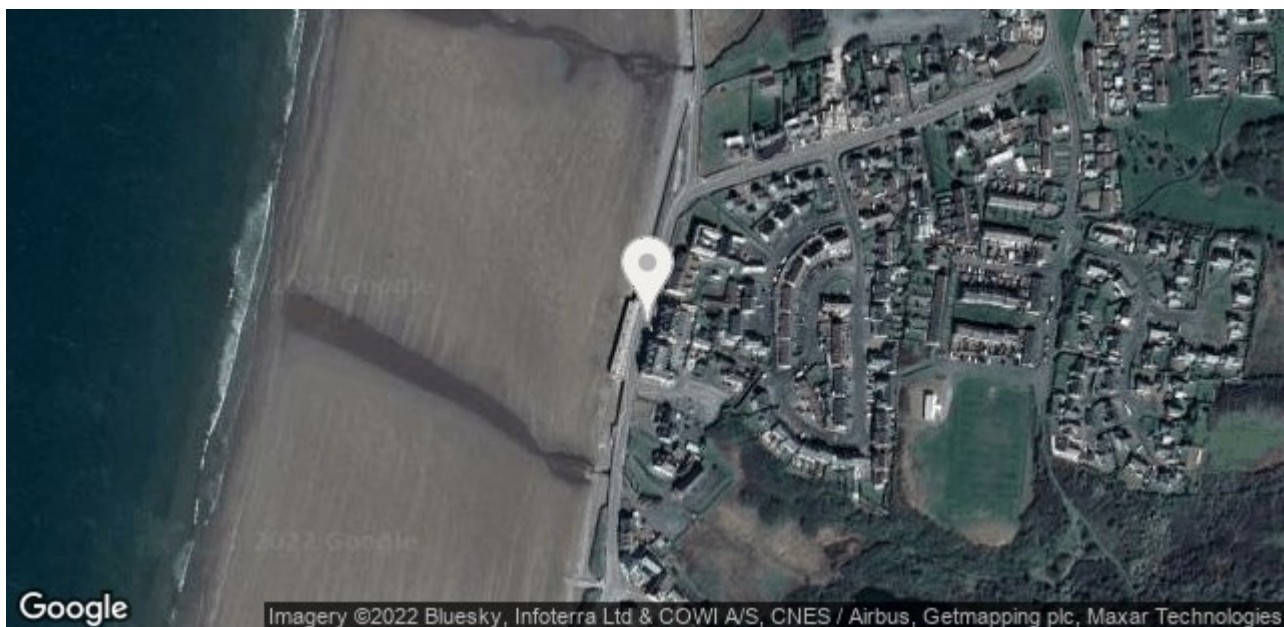
LOCATION

The Anchor Guest House provides a mix of beautiful beach views, great accommodation, friendly service and good food, making it a perfect place to stay for a special break in Pembrokeshire. Situated within the Pembrokeshire Coast National Park, with the Pembrokeshire Coast Path passing right by the front door, Walking, bird watching, boat trips to the islands, geological excursions, horseback riding, surfing, co-steering, cycling, and diving activities are all locally available.

The property is directly opposite the magnificent beach at Broad Haven right on the sea front, facing westwards. A peaceful haven from which to enjoy stunning sunsets over the bay and the sound and smell of the sea, Broad Haven is a seaside village populated by full time residents and seasonal holiday makers, with a shop and post office, Baptist church, surf shop, pubs and cafes, a sandy beach, an active year-round community with local school, football club, annual carnival, bustling with busy village life. The neighbouring village of Little Haven can also be accessed by foot along the Settlands during lowtide and is small, friendly coastal village, buzzing with locals and visitors, as well as several small shops and galleries featuring local art and crafts.

The Pembrokeshire Coastal Path continues along the shoreline and headland leading to an abundance of stunningly beautiful coves, beaches and villages. By car the picturesque harbour of Solva and bustling community of St. David's - the UK's smallest city, are easily accessible.

The market town of Haverfordwest, with all necessary amenities including grocery superstores and a shopping is a short car journey away. Road and railway links to Carmarthen, Swansea and Cardiff are easily and quickly accessible.



VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

BUSINESS RATES: £7,700 on B & B

HAL/HAL/DRAFT/10/21: These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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