



**Crofty Cafe  
Tenby Tourers  
Narberth  
SA67 8QE**

**£8,000 Per Year**

Cafe for Rent  
Lease Terms To Be Agreed

An excellent opportunity to take on a new lease of the Crofty Cafe in Llanteg. Fully equipped and ready to run a cafe business, the property is offered for lease and is available with commercial kitchen, external seating area, parking, and external toilet block.

The venue has lots of windows, with doors to the front and back, and has a vaulted ceiling with character timber beams.

The lease terms are to be agreed by negotiation, and enquiries are welcome.



LOCK HOUSE C.1750



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



- **Cafe to Lease**
- **Fully Furnished and Equipped**
  - **External Patio Terrace**
  - **Bright Open Space**

- **Terms to be Agreed**
- **Commercial Kitchen**
- **Close to Tenby and Saundersfoot**
- **Character Features**

### Front of House

The seating/dining area has dining tables and chairs, and also a more relaxed sitting area with a sofa and coffee table.

To the front are double doors, and a built-in storage cupboard, and to the rear are patio doors leading out, and the service bar.

The bar area has storage underneath, a serving/display fridge unit, and an EPOS system.

### Kitchen

The equipped kitchen has a range of units, with a sink and drainer, fryers, gas hob and oven, grill, extractor, and metal worktop units. There is a storage larder, and window to the side.

There are also appliances including fridge/freezer and a microwave.

### Externally

The property is situated in the site of Tenby Tourers, and has a parking area in front of the building. It is surrounded by a timber fence and there is a patio terrace with gravelled seating area, with wooden bench seating.

The toilet is to the end of the building, with the benefit of a polycarbonate/timber porch area in front, offering more protection from the weather. Additionally, there is another door here, leading back into the kitchen's pantry cupboard.

### Lease

The lease terms are to be agreed, with the main terms including:

- A minimum term of 6 months
- Rent to be paid 1 month in advance
- There is no ingoing premium payable, only a security deposit of £5,000

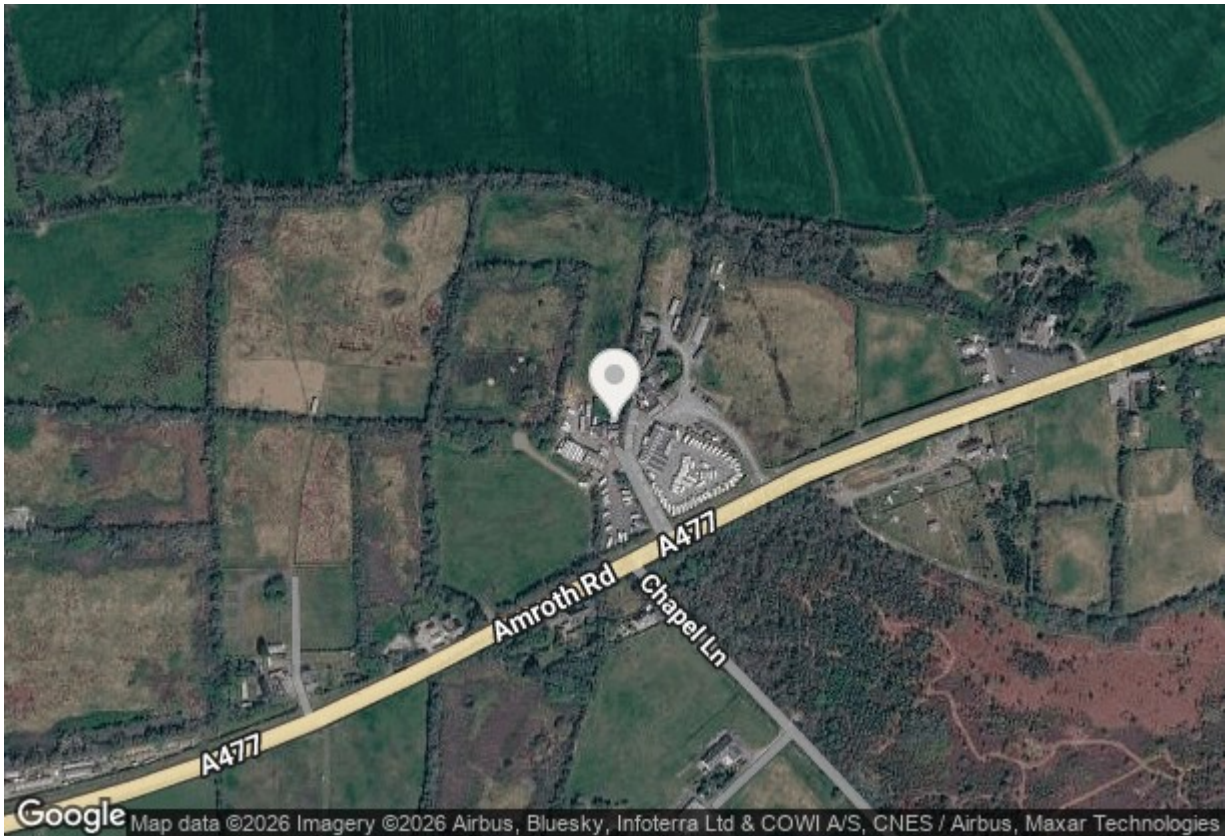
### Utilities

The utilities are not included in the rent, and the tenant will be responsible for their own bills and usage of:

- electric
- water
- gas

### Enquiries

Please make initial enquiries to the agent, Birt & Co



From Tenby, head towards St Clears on the A478 and take the 3rd exit, continuing to the old Amroth Road (A477). Shortly after Battlefield Live, the property will be on the left within "Tenby Tourers" site. Follow the driveway in, and the cafe is on the right hand side.

### EPC to be confirmed

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	