



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.



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.

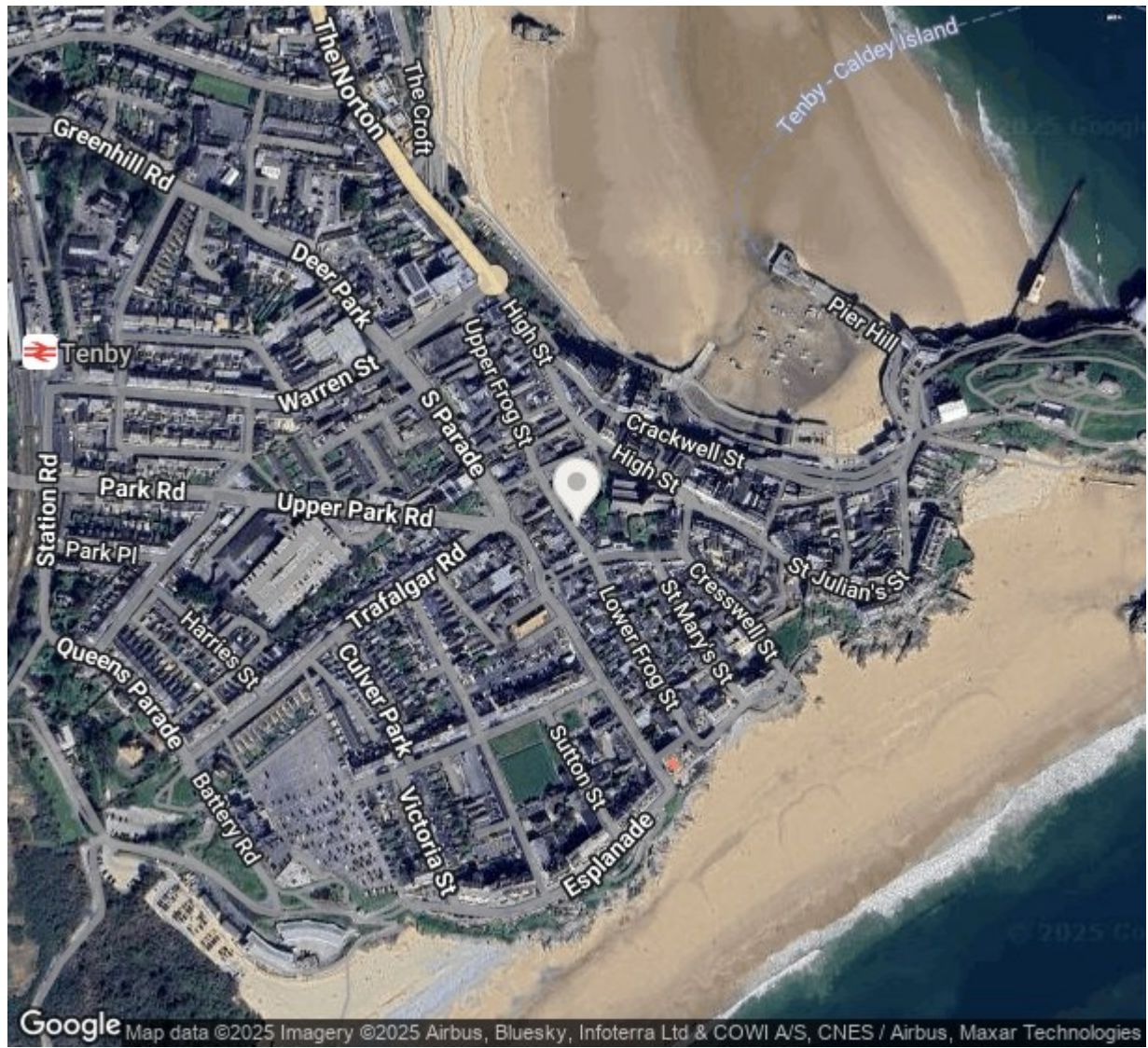
Terms to be agreed.

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.









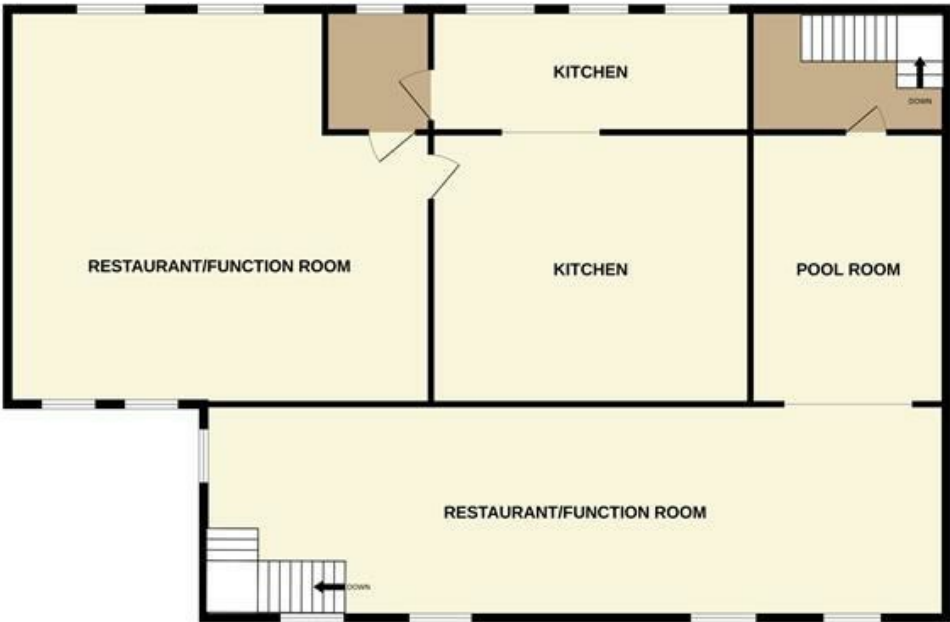


Floor Plan

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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