

The Old Kings Arms, Pembroke SA71 4JS



Asking Price £795,000

- Thriving restaurant and hotel
- Grade II Listed building
- 3 Star tourist board scheme
- Significant booking evidence
- Town centre location
- Ample on site parking
- A successful hostelry in the locality



An outstanding opportunity to acquire a highly successful and long established family run business and premises located in the heart of the historic town of Pembroke, literally 200 yards from Pembroke Castle, convenient to all major town amenities and encompassing a trading catchment area covering much of Pembrokeshire, to include the important power supply facilities at the Valero Petroleum Refinery and Pembroke Dock Power Station.

Indeed, the business provides a triumvirate of highly successful aspects - notably the renowned restaurant, public bar facilities, and hotel lettings with 17 bedrooms.

As an alternative, the property offers considerable scope for redevelopment - particularly of the rear section - into self-contained accommodation or apartment - subject to planning consent.

Pembrokeshire's Property Professionals



01437 762538
01646 695713

www.rklucas.co.uk





Service areas

Commercial Kitchen with Preparation room, Laundry etc.

MAIN ACCOMMODATION

Ground Floor

Front Entrance Porch with double doors opening to the Inner Porch.

The Kings Bar

6.9m x 6.2m approx (22'7" x 20'4" approx) with fully fitted Bar area

Lounge Bar

6m x 4.2m (19'8" x 13'9") with covers for 20 and exuding much of the character and charm one would expect in a property of this age and design, with recessed fireplace, natural stone walls and beamed ceilings.

Main Restaurant

7.5m x 5.5m (24'7" x 18'0") Part slate flag floor, recessed inglenook fireplace, beamed ceiling.

Commercial Kitchen

6m x 5.6m (19'8" x 18'4") Fully fitted and providing 5 star grading for hygiene.

Wash Area

Preparation room

Staff Changing room and wc.

Main Reception Area

4.2m x 3.4m (13'9" x 11'1") providing access from the Car Park - fully fitted with curved twin level Reception desk.

Ladies & Gents wc's.

Landing Area

Function/Conference room

8.1m x 6.7m (26'6" x 21'11") having bay window overlooking the town centre. Decorative recessed fireplace and access to Ladies & Gents wc. facilities.

Residents Lounge

having recessed fireplace and adjacent Store room, together with Wash room.

The bedroom accommodation is on two levels and offers 17 LETTING ROOMS, all with ensuite facilities.

Further commercial accommodation includes a boiler room and housekeeping room.

From the main first floor landing the staircase rises to the second floor and the private living, or Manager's accommodation.

Sitting room

with exposed A frame roof trusses and balcony overlooking the rear.

Bedroom 1

with ensuite facilities.

Bedroom 2

with ensuite facilities.

Utility area

Separate wc.

Study

with internal staircase leading down to the private and recently re-fitted Kitchen.

Outside

Within the grounds is a large garden courtyard area which leads through an internal archway to the hotel car park, serving approx 20 vehicles.

Services

All main services connected. The hotel is heated on a triple boiler system. None of the services has been tested by the Agents.

Local Authority

Pembrokeshire County Council.

Business Rates

We understand from the Valuation Office website that the rateable value is £49,500 (52.6p rates payable in the £), Purchasers should verify this information with the Local Authority.

Tenure

Freehold interest.

Licence

Full premises Licence.

Trade

Accounts for the year ended 30 September 2021 show net sales of £489,251 and to the 30th September 2022 £661,988.

During the preceding years the proprietors have ploughed a significant sum into refurbishing the bedroom accommodation which suggests that no major expenditure of suchlike will be required for some time.

Further details will be released to seriously interested parties usually at the point of viewing.

Stock

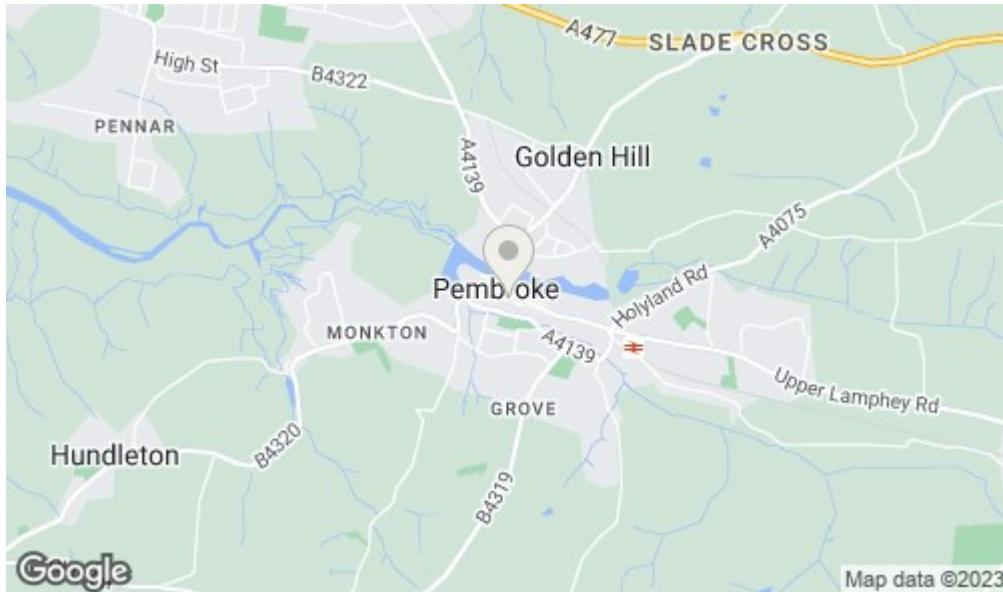
at Valuation.

Website

www.oldkingsarmshotel.co.uk

Viewing

All appointments to view must be made through the Vendors' Agents - R K Lucas & Son, 9 Victoria Place, Haverfordwest, SA61 2JX. Tel: 01437 762538.



Serving the whole of
Pembrokeshire from
our offices in
Haverfordwest
and
Milford Haven.



www.rklucas.co.uk
01437 762538 01646 695713



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitor.