

The Beach Shop, 1 Marine Road, Broad Haven



Offers In The Region Of £385,000



A successful business for sale located in one of the top tourist hot spots of the Pembrokeshire Coast National Park – within the picturesque coastal village of Broad Haven.

An opportunity to purchase this ideally situated property comprising a ground floor retail unit and business as going concern with a 2-story maisonette above. The ground floor unit, measuring approximately 56 sq. m. (601 sq. ft.), houses a well established and profitable beach supply business, whilst the maisonette comprises 2 bedrooms, open-plan living area, kitchen, bathroom and en-suite.

For those wishing to relocate to a such a picturesque area, with successful business already in place, viewing is a must.



**RK & son**  
**Lucas**  
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### Ground Floor Shop

Ground floor retail unit measuring approximately 56 sq. m. (601 sq. ft.) with front and rear access

### Maisonette

#### Hall

Stairs lead from the rear door to the maisonette

### Living Room

5.20m x 5.80m (17'1" x 19'0")  
2 x uPVC double glazed windows to front with views over Broad Haven beach, fitted carpet

### Kitchen

2.70m x 3.80m (8'10" x 12'6")  
Matching base and wall units, single drainer sink, electric oven, gas hob, tiled splash back, timber effect flooring

### Bedroom 2

2.30m x 2.10m (7'7" x 6'11")  
Fitted carpet, uPVC double glazed window to rear

### Bathroom

2.60m x 1.90m (8'6" x 6'3")  
Shower in glass cubicle, close coupled lavatory, pedestal hand basin, tiled walls, vinyl flooring

### Landing

Stair lead from the living room to....

### Bedroom 1

4.20m x 4.50m (13'9" x 14'9")  
Double bedroom with timber effect flooring, uPVC double glazed window to rear, skylight

### En-suite

Panelled bath, close coupled lavatory, vanity hand basin, part tiled walls, skylight

### General Notes

Services: Mains electricity, water and drainage are connected with a private gas supply

Tenure: Freehold

Local Authority: Pembrokeshire County Council & Pembrokeshire Coast National Park Authority

Business Rates (shop): Current rateable value (1 April 2023 to present) £3,650

Tax Band (maisonette): A

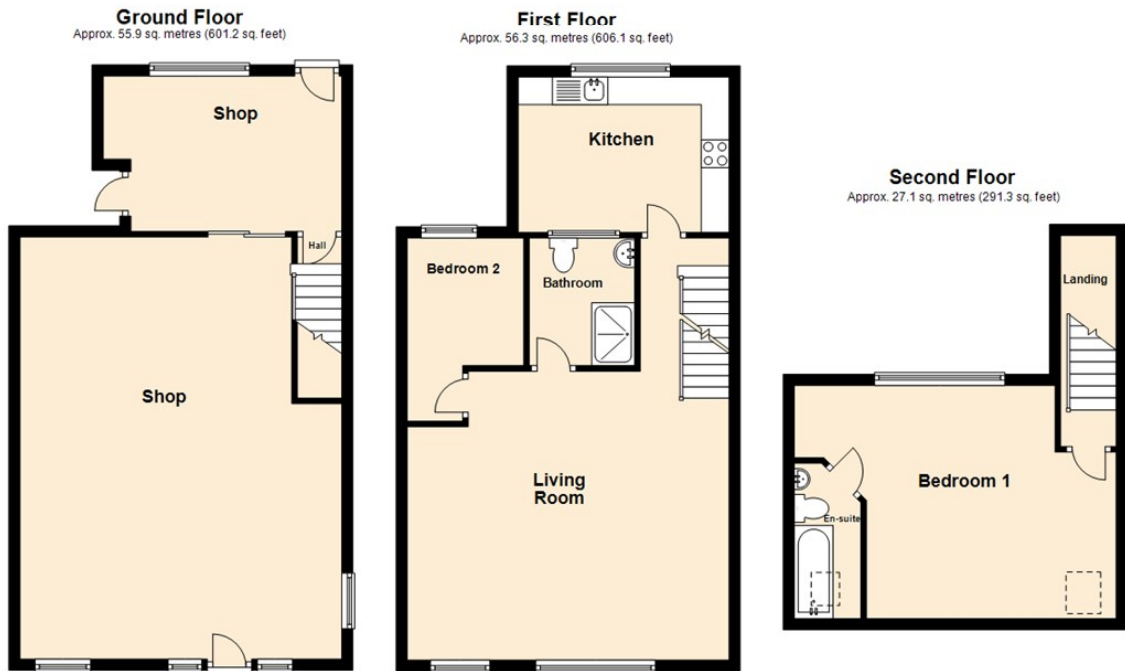
Accounts: Full accounts are available to discerning purchasers

### Commercial Energy Performance Certificate

CEPC: C68







Total area: approx. 139.2 sq. metres (1498.5 sq. feet)

For illustration purposes, do not scale.  
Plan produced using PlanUp.

**The Beach Shop, Broad Haven**

From our Haverfordwest office take High Street and Dew Street then use the middle lane to turn right onto Albert Street. Continue on this road into Portfield and onto the Haven Road. Proceed out of Haverfordwest on this road for approximately 5 miles until you reach the village of Broad Haven. Continue into the village and along the sea front then turn left after the Galleon Inn onto Marine Road. No. 1 is the first property on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>	49	49
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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 Solicitors.