

For sale

Middlegate Hotel & Cavalier Inn
Pembroke
SA71 4JS



Highlights

- High Street location
- Busy tourist town
- Site approx. 0.75 acres (STMS)
- Nine en suite guest bedrooms
- Café/Restaurant (38)
- Bar (80)
- Split level nightclub licensed for 498
- Two bedroom owners flat
- Potential to grow trade
- Energy rating - C

Overview

The Middlegate Hotel is a substantial town centre property with considerable high street presence. The premises originally comprised three separate properties, which have been developed over the years to offer a café/restaurant, bar, nightclub and hotel allowing for multiple income streams. The Middlegate Hotel benefits from a generous plot with the whole site measuring approximately 0.75 acres (STMS).

Location

The Middlegate Hotel is ideally located in the town centre of the historic tourist town of Pembroke. The town centre is dominated by the Medieval castle, the birth place of Henry Tudor, later King Henry VII of England, the founder of the Tudor Dynasty.

The town is a popular tourist destination due to it's historic connections to royalty, well preserved castle and it's proximity to the Pembrokeshire Coastal Path, a popular attraction for walkers. The town is also popular with holidaymakers who use it as a base to explore the wider county of Pembrokeshire with it's numerous Blue Flag beaches and attractions such as

Oakwood Theme Park, Folly Farm and the Bishopric of St David's. The town has well developed transport links with a mainline railway station and excellent road access.

Internal details

The hotel offers three principal trade areas to the ground floor with a café/restaurant (38) with customer toilet facilities. There is also bar (80) with pool table and customer toilets and a split level nightclub licensed for 495 with seating for 80 (the nightclub has previously been used for functions and can accommodate 250 covers banqueting style), toilets and bar.

In addition to the public areas there is a well equipped trade kitchen with extraction, food preparation area, pot wash, dry stores and cellar.

The guest accommodation is located on the upper floors.

Guest accommodation

There are nine well proportioned en suite guest bedrooms comprising:

Six double/twin bedrooms

Two single bedrooms

One family room (double bed & a single bed)

All of the rooms are presented to a good standard and have tea and coffee making facilities and digital televisions.

Owners accommodation

The hotel benefits from a duplex owners apartment with accommodation comprising: two bedrooms, lounge, kitchen and bathroom.



External details

The premises benefit from a large carpark to the rear with parking for approximately 20 cars and a lawned area suitable for use as a beer garden. The total site extends to approximately 0.75 acres and could be suitable for development subject to the necessary planning consents.

Business/opportunity

The Middlegate Hotel offers potential purchasers the opportunity to acquire substantial town centre licensed premises with multiple income streams.

The café/restaurant and bar are well supported by both local residents and tourists with the accommodation being popular with commercial and leisure guests.

The business is currently traded to suit lifestyle so there is significant scope for new hands on owners to drive forward trade by operating the café and bar all day and developing the function and event trade. There is also the possibility of developing the trade as a night club to take advantage of the premises licence, which allows alcohol to be served to non residents till 02:00.

Given the prominent location, excellent car parking facilities and well proportioned plot there is also the potential for development, perhaps to residential accommodation subject to the necessary planning consents.

Our clients have owned and operated the hotel for approximately 25 years and are now looking to sell the business to enjoy a well earned retirement.

Trading information

The business enjoys healthy levels of trade across multiple income streams encompassing wet, dry and accommodation sales. Full accounting information will be provided to interested parties after a formal viewing of the business.

Fixtures & Fittings

We have been advised that trade fixtures and fittings are owned by our clients and are included in the sale.

Premises Licence

A premises licence is held for the supply and sale of alcohol to non residents between 11:00 and 02:00 seven days a week.

Staff

The hotel is currently run by a hands on owner with the assistance of family and casual staff when required.

Fire Risk Assessment

We have assumed that a suitable and sufficient fire risk assessment has been carried out under the Regulatory Reform (Fire Safety Order 2005).

Business Rates

The rateable value is £25,750 from April 2017.

Asking Price

We are inviting offers in the region of £695,000 for the freehold interest incorporating trade fixtures & fittings and goodwill. Stock in trade is to be purchased at cost in addition to the asking price on completion.

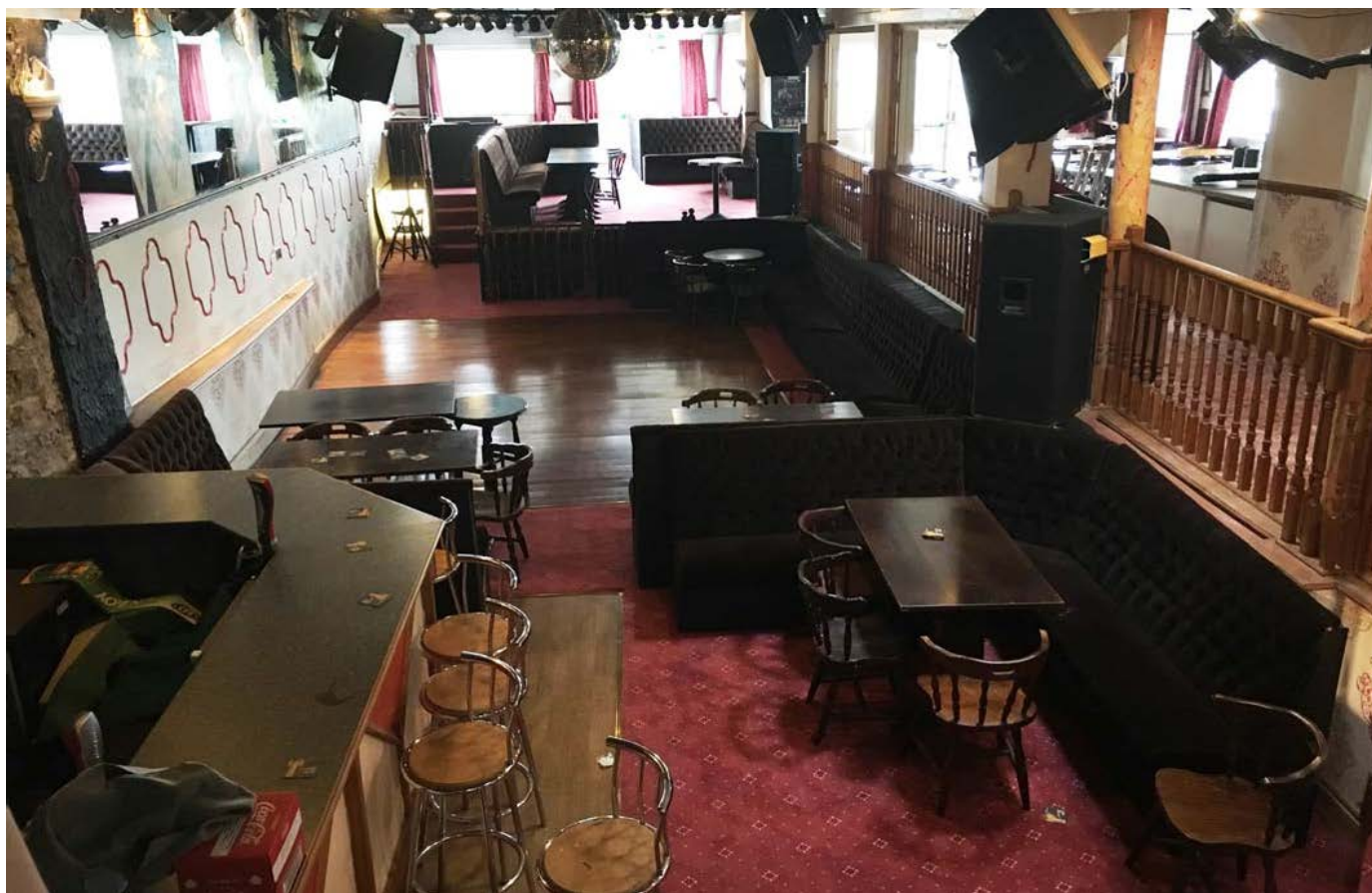
Viewings

Viewing arrangements are strictly by appointment through the Vendor's sole agent GVA. Under no circumstances should any party make any indirect approach to the business or staff at the hotel.



Middlegate Hotel





For further information
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