



**MULBERRY RESTAURANT, BREWERY TERRACE, SAUNDERSFOOT, SA69 9HG**

Trading Restaurant – Lease for Sale

Very Successful Business (with accounts to prove)

Prime Location with Sun Terrace

High Quality Two Bedroom Flat Above

Opportunity to Develop Business Further

Premium Offers in Excess of £225,000



## LOCATION

Saundersfoot is a small seaside village located in the County of Pembrokeshire lying on the Pembrokeshire Coastal Path. Together with nearby Tenby, it is one of the most popular tourist locations in Wales. It's fantastic beach and quality dining establishments help attract tourists from far and wide.

Substantial investment is going into the harbour area, with a 4,000 capacity events space being created by 2020. This is likely to result in even more visitors to the village.

The property is on Brewery Terrace in the heart of Saundersfoot. Located less than 500 ft from the beautiful blue flag beach, it is well placed to serve locals and visitors alike.

## DESCRIPTION

The property provides restaurant (c. 80 covers) split into a number of different areas, a bar area providing seating for a further 24 people, and an outdoor terrace to the front of the property which the potential to sit a further 40 covers. The fully equipped kitchen has recently been modernised with lots of the equipment being updated.



The first floor provides a high quality 2 bedroom apartment with two roof terraces, at the front and rear of the property. Separate access is provided via the side of the property. Externally, there is parking for approximately 12 vehicles.

## LEASE

There are approximately 7 years remaining of the lease, which is inside the Landlord and Tenant Act 1954, giving the tenant an automatic right of renewal. The current rent is £35,000 per annum.

## ENERGY PERFORMANCE CERTIFICATE

Restaurant – B

Apartment - E

## THE BUSINESS

The current owners have been operating the business for approximately 10 years and have developed a successful business with a great reputation. The business has historically operated Tuesday to Sunday, but more recently has opened Wednesday to Sunday (lunch only), to give the current owners more time to themselves. The business operates with approximately 10 staff (mainly part-time) in addition to the owners.

The owners have enjoyed running the business but are seeking a more relaxed, semi-retired life in France, now that their child is grown up and moved away.

The business makes a good profit (accounts available to interested parties) but could be further developed by providing a more extensive bar service (possibly cocktails), making better use of the outdoor terrace to the front and extending the opening hours.

The business will appeal to a wide range of people. However, it could be ideally suited to a couple, who would like to live by the sea, where one would run the kitchen and the other front of house.



## OPPORTUNITY

The business is available to purchase with the benefit of all fixtures and fittings and goodwill. Premium offers in excess of £225,000 are being invited.

## VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

## DAN SMITH

01633 740 740

dan@m4pc.co.uk



01633 740 740

m4pc.co.uk

Beechwood House, Christchurch Road, Newport, NP19 8AJ

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M793 Ravensworth 01670 713330