

# FOR SALE BY AUCTION – ONSITE ON WED 12<sup>th</sup> OCTOBER AT 6PM

**The Lion Hotel, 7 Main St, Pembroke, Pembrokeshire, SA71 4JS**



**Guide Price £425,000 Freehold**

**Sales Agent:-  
Guy Simmonds 01332 865112.**

**Leading National Licensed Property Agents Guy Simmonds have been instructed to sell the historic, renowned and profitable grade II listed inn and hotel located on the Main Street of the popular coastal town of Pembroke, opposite the castle.**

**This prominently located Grade II Listed Freehold Hotel & Inn is located in the heart of Pembroke, Pembrokeshire. Pembroke is an historic town located in the southwest corner of South Wales in the beautiful coastal county of Pembrokeshire. The focal point of the town is its stone medieval Castle that sits two minutes from the Hotel and was the birthplace of King Henry VII of England. Pembroke is the hub of the Pembrokeshire National Park which offers some of the most stunning beaches in the UK.**

**This substantial Freehold Hotel and Inn benefits from 15 En-Suite Letting Bedrooms, Public Bar (circa 60), Lounge Bar (circa 25) and a Restaurant/Breakfast Room (circa 30). To complete the property is a car park for 20 cars, commercial catering kitchen and 2 bedroom living accommodation.**

**Guide Price £425,000**

**Freehold**

**Last years Turnover circa £300,000 (incl vat)**

**Recon Net Profit of circa £70,000.**

**Trade Split circa 10% Food, 50% Wet & 40% Letting**

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**Auction Date & Venue - Wed 12th Oct @ Lion Hotel, Pembroke**