

# FOR SALE BY AUCTION

**The Castle Inn, 17 Main St, Pembroke,  
Pembrokeshire, SA71 4JS**



**Guide Price:** £250,000

**Tenure:** Freehold

**Turnover:** Advised sales for Year End Sept 2010 circa £226,770 (incl. VAT).

**Trade Split:**  
100% wet.

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

A Freehold Village Inn is For Sale by Auction by Leading National Licensed Property Agent Guy Simmonds :- The Castle Inn, 17 Main St, Pembroke, Pembrokeshire, SA71 4JS

This traditional and historic freehold Inn is situated on the High St, Pembroke offering considerable passing trade in this popular tourist town. The main point of interest in the town is the magnificent Pembroke Castle, the remains of a stone medieval castle which was the birthplace of King Henry VII of England. The town is within easy reach of the popular seaside resorts of Tenby and Saundersfoot, the historic and revitalised ports of Pembroke Dock and Milford Haven, the castles of Manorbier and Carew and the delightful beaches of the South Pembrokeshire coastline.

This historic and well established freehold business consists of a front bar (circa 40), public bar (circa 50), middle bar (circa 40) and delightful patio garden with lawned area. To complete the property is a 4 bedroom living accommodation in excellent decorative order offering a lounge and bathroom along with a fully fitted kitchen.

**“This is the ideal opportunity to purchase an affordable freehold business in an idyllic location”**

**Auction Location:** The Castle Inn, 17 Main St, Pembroke, Pembrokeshire, SA71 4JS

**Auction Date:** Wed 8th Feb 2012 (unless previously sold)

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