

Pub For Sale



A Leasehold Inn has been brought to the market by Leading National Licensed Property Agent Guy Simmonds :- Castle Inn, Bridge St, Newport, Pembrokeshire



This beautiful stone built 'free of tie' coastal Inn with Letting Bedrooms is located within the sought after coastal town of Newport, set in the Pembrokeshire Coastal National Park. Newport is located on the A487 between Fishguard and Cardigan and has been quoted as being 'the most desirable holiday haunt in Wales'. The long, golden stretch of beach is a short walk from this successful business and is ideal for swimming and watersports.

This beautifully presented property is made up of a Lounge Bar (circa 25), Restaurant (circa 50), Snug Bar (circa 25), 3 En-Suite Letting Bedrooms and a Patio Terrace Area (circa 30). To complete the property is a well equipped Commercial Catering Kitchen, Car Park and 3 Bed Living Accommodation.



<http://www.pubsforsale.co.uk/propst/prnlfvu.php?txtref=7656>

Asking Price £65,000

Private 'Free of Tie' Leasehold with rent of £34,000 per annum.

Recon Net Profits circa £40,000 per annum.

Last Years Turnover circa £360,000 (incl.)

Trade Split circa 70% Food, 20% Wet & 10% Letting.

Sales Agent - Guy Simmonds 01332 865112.

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