



Pembroke Yeoman

11 Hill Street, Haverfordwest, Pembrokeshire. SA61 1QQ

Freehold £160,000

- Well known Real Ale Pub
- Busy Town Centre Location
- Front & Back Bars
- First Floor Function Room/Restaurant
- Private & Trade Gardens
- Currently Closed

Ref: 95074

01981 250333

wales@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The county town of Haverfordwest is located within Pembrokeshire, West Wales, and has a population of approximately 14,000. It is the commercial and economic centre for the region, having a busy town centre and being home to the Pembrokeshire County Council offices. It has good road communication links via the A40 which links with the A48 and M4 towards South Wales. It is also close to the ferry ports of Fishguard and Pembroke Dock. The area is located just outside Pembrokeshire Coast National Park and therefore enjoys considerable tourism during holiday periods.

The Pembroke Yeoman is located in the upper town at the heart of an attractive residential area which has a number of period properties. It forms part of a row of terraced properties and appears to be constructed mainly of stone with rendered and colourwashed elevations under a pitched slate roof. The property provides ground and first floor trading areas, private accommodation and a trade garden to the rear. Prior to closing in 2024, it was a well established, traditional pub.

TRADE AREAS

FRONT BAR having carpeted floor, part wood panelled walls and feature open fireplace. Seating for approximately 20, with ample room for more standing. Curved front BAR COUNTER. REAR BAR having stripped wood effect flooring, exposed timber walls and seating for 16. LADIES' and GENTLEMEN'S TOILET.

CATERING KITCHEN with nonslip floor, UPVC clad walls and a good selection of commercial equipment and effects. Large STOREROOM/WASH-UP. On level CELLAR.

FIRST FLOOR : Comfortably furnished FUNCTION ROOM having stripped wood effect floor, tables and chairs for 30.

OWNERS ACCOMMODATION

Spacious landing leading to LOUNGE. Family BATHROOM. Double BEDROOM. OFFICE.

EXTERNAL

To the rear is an enclosed BEER YARD seating 40, having slabbed floor and stone wall surround. Timber private storage shed. Timber SMOKING SOLUTION with heating lamps. Side access to private yard area.

THE BUSINESS

The Pembroke Yeoman was a well established, traditional pub primarily offering wet sales to the local community and tourists visiting the town during busy holiday periods, especially real ale and cider enthusiasts.

Prior to the Covid-19 pandemic, the business traded seven days per week, successfully achieving sales of approximately £220,000 per annum net of VAT. Since Covid-19, the business has never re-opened on a full time basis and it finally closed in early 2024.

TENURE & PRICE

FREEHOLD £160,000 to include fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held for the sale of alcohol by retail (on and off the premises):-

Monday to Saturday 11:00 - 23:00
Sunday 12:00 - 22:30

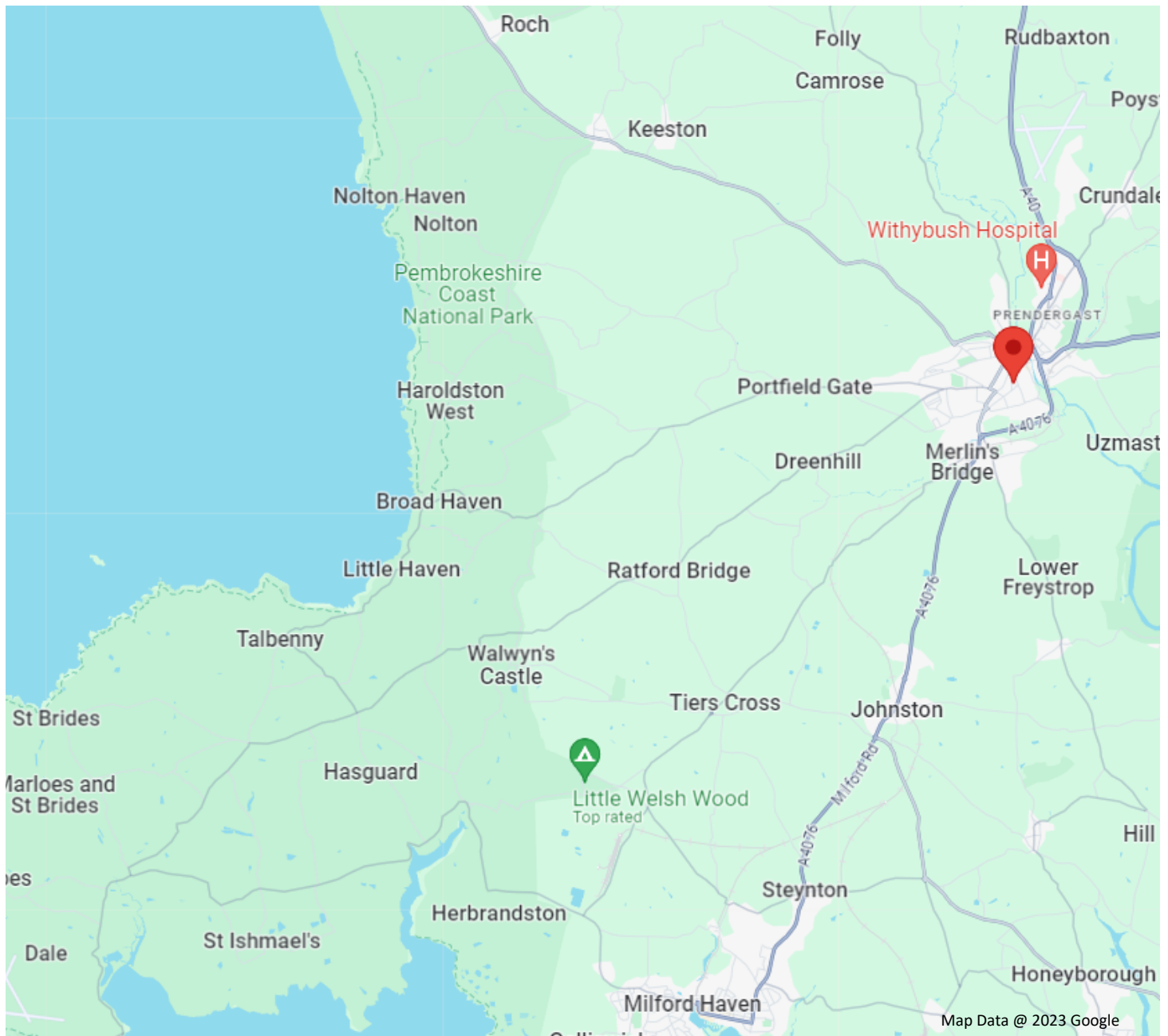
Maximum opening hours at the discretion of the occupier.

SERVICES

All mains services are connected.

Rateable Value as at 01 April 2023: £8,250.





awaiting
epc

BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons

EPC Reference: TBC

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635