



# Windsor Hotel

Church Road, Johnston, Haverfordwest,  
Pembrokeshire. SA62 3HE

Village Centre Hotel, Bar & Restaurant

Ref: 416

Price: £295,000 Freehold

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# Key Features



- Open plan lounge, bar & restaurant
- Five letting rooms (2 en suite)
- Function room
- Owners accommodation
- Car park & garden
- Plans previously approved to extend to provide a further 6 en suite letting bedrooms
- Retirement sale



*Some of the photographs are historic*



# Location & Trade Areas



## LOCATION

The village of Johnston stands within the picturesque county of Pembrokeshire, astride the A4067 between Milford Haven (three miles) and Haverfordwest (four miles). The surrounding area is predominantly agricultural countryside, although there is heavy industry at nearby Milford Haven and Pembroke Dock.

The Windsor Hotel is located facing a popular, quiet road less than 100m from the main A4067. A substantial Art Deco style property dating back to the 1920s/30s, with feature rotunda frontage. There are extensive trading areas offering open plan bar, lounge and restaurant. There is a first floor function room, five letting bedrooms and owners' accommodation. There are gardens and car parking, and planning consent had been passed for an extension to provide additional dining facilities, a new owners' flat and six en suite bedrooms (the current owners' flat to be converted to trade use).

The premises, which have been in the same owners' hands for the past 20 years, are in need of some renovation and refurbishment. They are briefly described as follows:

## TRADE AREAS

**GROUND FLOOR:** large open plan trading area, split into three sections:-

**PUBLIC BAR & GAMES ROOM** with pool table, darts section and seating for 16 customers.  
**Central LOUNGE AREA** adjacent to the Servedy, with seating for 20+ customers. **DINING ROOM** for 60+ customers, part of which has a seating area in the 'rotunda' to the front of the property.  
**Fully equipped BAR SERVERY** which has counters to both the lounge and bar areas.

Note : the configuration of this area has been temporarily altered due to the reduced hours. The Games Section is now being utilised as an additional Bar Area and the former Restaurant is used as a Games Room.



*Some of the photographs are historic and show the business set up for a function*

# Owners & Letting Accommodation

## External, Licence & Services

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The KITCHEN and SERVICE ROOMS are appointed to an extremely high standard, having been totally refurbished during 2014, including a comprehensively equipped MAIN CATERING SECTION, PREPARATION ROOM and wash-up area. LADIES' & GENTLEMEN'S TOILETS.



### OWNERS ACCOMMODATION

FIRST FLOOR: self-contained FLAT comprising LOUNGE, BEDROOM and SHOWER/WC.

### LETTING ACCOMMODATION

FIRST FLOOR: 5 LETTING BEDROOMS including two en suite twin rooms and three single rooms which share a large residents' shower/bathroom. All three single bedrooms have a wash basin installed.



### EXTERNAL

To the front is a large tarmacadamed CAR PARK for approximately 20 vehicles. Lawned area.

### LICENCE

A Premises Licence is held for the supply of alcohol between the hours of midday until midnight Sunday to Thursday and midday until 1 am Friday and Saturday.

SERVICES : All mains services are connected. Gas fired central heating.



# The Business, Planning Permission

## Tenure & Price



### THE BUSINESS

Accounts for the year ended 29th February 2020 showed takings net of VAT of £82,506 split 54% wet sales, 30% accommodation and 16% food. Since re-opening after Covid no catering has been undertaken so takings are wet sales only. Accounts for the year ended 31st March 2024 amounted to £55,817. It should be noted that our clients are beyond retirement age and have been suffering from ill health, which now necessitates this sale.

### PLANNING PERMISSION

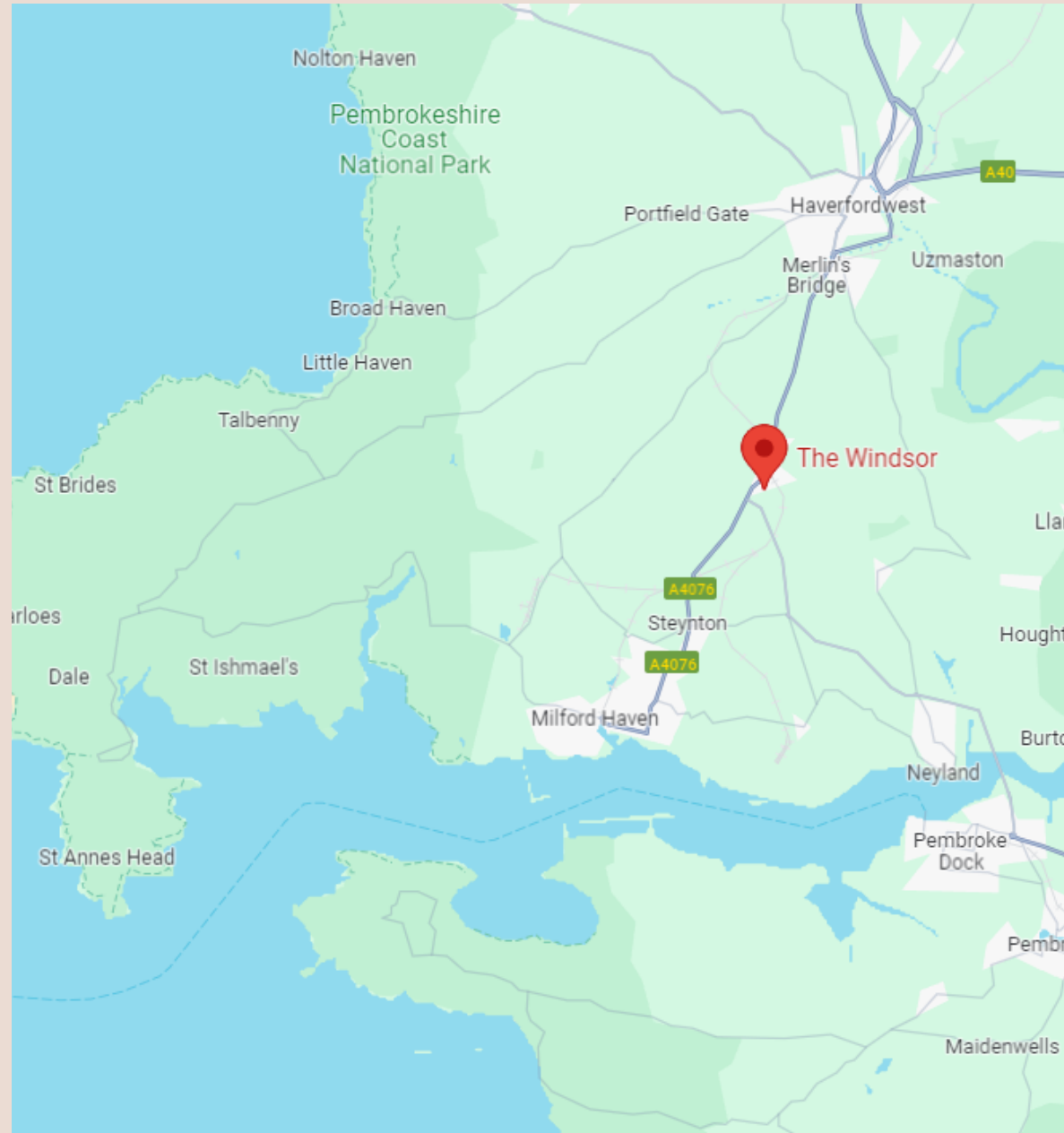
Planning permission was previously obtained for an extension to the front of the property on the southern side, to create at ground floor an extended dining area and new owners' flat.

A further four en suite bedrooms would be created at first floor, together with the existing manager's flat which would be converted into two further en suite bedrooms, resulting a total of 11 letting bedrooms. Copies of these plans are available from the Selling Agents.

### TENURE & PRICE

Offers in the region of £295,000 FREEHOLD to include fixtures, fittings and goodwill. Stock at valuation in addition. Reasonable offers will be considered.

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



## ENQUIRE

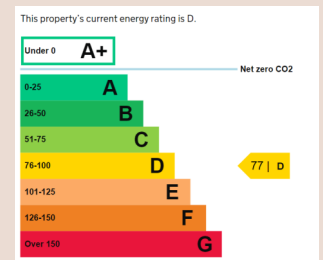
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## UTILITY HELPLINE

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EPC Reference: 0394-2861-0330-5700-8703

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.

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