



Temple Bar Inn

Amroth, Narberth, Pembrokeshire. SA67 8ND

Ref: 94779

Price: £595,000 Freehold

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Key Features

PEMBROKESHIRE - BEACHSIDE BAR & RESTAURANT WITH OUTSIDE SEATING FOR 100



- Well established, and profitable Beachside Bar
- Outstanding location overlooking Amroth Beach
- Excellent Trade Garden seating approximately 100 customers
 - Dining Room, Lounge Bar (60), Games Room
 - Private Flat
 - Car Park to rear



Location & Trade Areas



The Temple Bar Inn enjoys an enviable location at the centre of Amroth village, with unrivalled views of Amroth Beach which is approximately 20m from the trade garden. The Temple Bar forms part of a semi-detached block of properties of traditional construction. It occupies the ground floor and provides well planned and easy to operate trading areas with owners accommodation. The “Jewel in the Crown” is the trade garden which overlooks Amroth Beach and can comfortably seat up to 100 customers.

The business is well established, taking full advantage of its location next to the beach with the large number of tourists to the area. In addition is an excellent level of local trade. The coastal village of Amroth is well known as one of Pembrokeshire’s “go-to” beachside villages, with its excellent beach and access to South Pembrokeshire. The area is renowned as Wales’ premier holiday destination and it joined by paths to the nearby resorts of Saundersfoot and Tenby. The beachside location ensures large numbers of visitors throughout the year, but especially during the warmer summer months and holiday periods.

GROUND FLOOR : Front entrance leading into CONSERVATORY DINING ROOM having seating for 16. Wide bi-fold doors which can be opened for an “al fresco” feel. LOUNGE BAR with seating for 60. Wood panelled front BAR COUNTER with mirror back display. Feature fireplace. GAMES ROOM with TV, AWP machines, air hockey and pool table. LADIES & GENTLEMENS TOILETS.

CATERING KITCHEN having extraction hood, stainless steel walls and non slip floor. Good selection of commercial catering equipment and effects.

BASEMENT : KEG CELLAR with drop from the rear of the property. Two large interconnecting FREEZER/DRY STORES.



Owners Accommodation

External and The Business



OWNERS ACCOMMODATION

GROUND FLOOR : KITCHEN, LOUNGE, 2 BEDROOMS (single size) and BATHROOM.

EXTERNAL

The outstanding feature of the premises is the front TRADE GARDEN to seat about 100 customers. Outstanding views of the sea and Amroth Beach. To the rear is a hardcore CAR PARK with space for 20 vehicles. *Note : Six spaces are reserved for the flats above the property. The customers of the business next door also have use of the car park, but the freehold belongs to the owner of the Temple Bar Inn.*

Access from the Car Park to the BOILER ROOM (currently used for storage). Diesel generator which, if required, could run the entire property/business.

THE BUSINESS

The business trades as a traditional beachside bar and restaurant to a large number of tourists, but also enjoys a strong local following. It trades 12 noon to 11pm seven days per week throughout the year. There are well established bingo and quiz nights.

Developed by the current owners over a number of years, with the business is still improving year on year.

The financial accounts for the year ending November 2024 show sales, exclusive of VAT, of £416,511 working on a gross profit of some 64%, with an adjusted net profit of approximately £76,795.



Tenure & Price



FREEHOLD £595,000 to include goodwill and fixtures & 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.

SERVICES

All mains services are connected. LPG gas (not in use). Air conditioning to the kitchen and main bar. To the rear is a diesel generator which if required, could run the entire property/business.

Pembrokeshire Council - 01437 764551

ENQUIRE

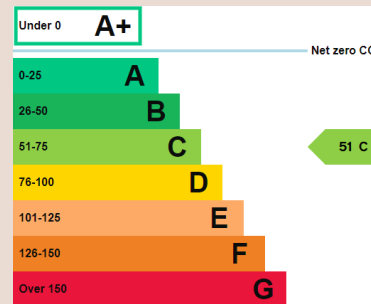
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