



Trewern Arms

Nevern, Newport, Pembrokeshire, SA42 0NB

Tenure: Freehold

Price: £595,000

Ref: 94985

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Sought after village centre riverside location
- Character lounge bars and restaurant
- Large function room
- Ten en suite letting bedrooms
- Spacious grounds, paddock, car park and workshops
- Historic sales net of VAT in the region of £490,000 pa

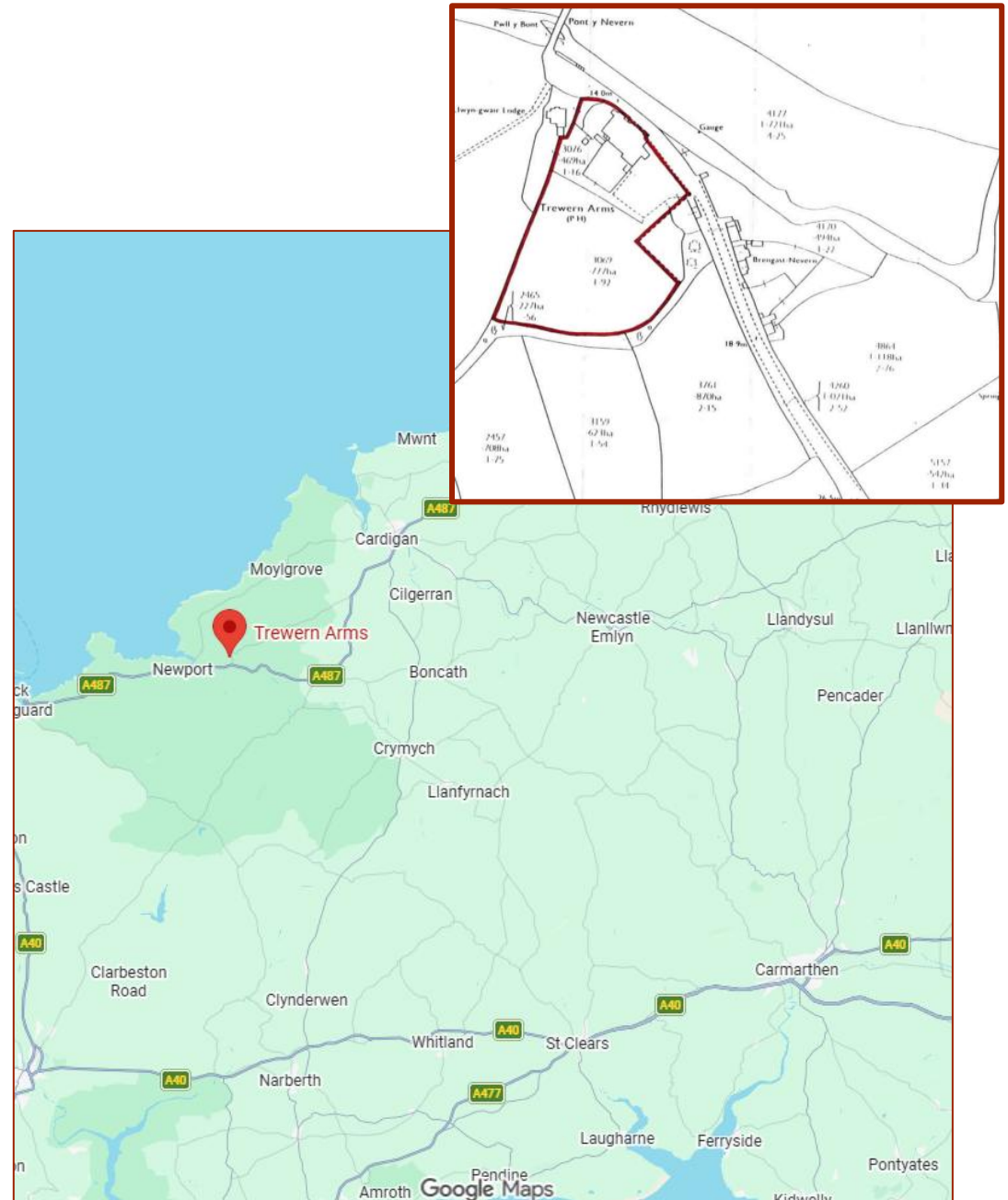
Location

The picturesque village of Nevern is steeped in history and was once an important medieval administrative centre. The Norman church of St Brynach and nearby motte and bailey of the Norman castle are all that remain, but the village is one of the prettiest within the region, having a number of older, stone constructed properties. It is also helped by the beautiful surroundings; it is within the valley of the River Nevern, close to its mouth where it flows into Cardigan Bay at Newport. The property is located at the foot of the Preseli Hills within the Pembrokeshire Coast National Park and this area attracts a large number of visitors throughout the year, especially during the holiday periods. It appeals to those wishing to enjoy outdoor activities and sea-based pursuits in this part of beautiful West Wales.

The Property

The Trewern Arms is a quality, ten bedroom, stone built riverside country inn located at the heart of the sought-after village of Nevern. It is a substantial premises which sits within spacious grounds and offers an historic, stone built inn with pitched slate roof. There are several character trading areas along with ten en suite letting bedrooms and private quarters.

One of the benefits of the premises is the extensive grounds, offering tarmacadamed car park, paddock, trade gardens and numerous outbuildings including workshops and storage.



Trade Areas

Character two section LOUNGE/BAR AREA with stone flagged floors and beam effect ceilings. Part exposed stone walls. Seating for about 75. Stone fronted SERVERY. Front LOUNGE having carpeted floor and wood beam effect walls and ceilings, and part exposed stone walls. Stone constructed SERVERY.

RESTAURANT looking out from the front of the property. Seating for 48.

Spacious split level FUNCTION ROOM with the ability to accommodate 200 comfortably. French doors to garden. LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS.

CATERING KITCHEN with tiled floor and part tiled walls. Good selection of commercial catering equipment and effects. DRY GOODS STORE, STAFF WC, OFFICE and PREPARATION ROOM.

Owners' Accommodation

KITCHEN, spacious LOUNGE, 2 BEDROOMS (large doubles) and BATHROOM.

Letting Accommodation

Located at first floor and comprising:
TEN EN SUITE LETTING BEDROOMS.

External

Extensive grounds incorporating tarmacadamed CAR PARK for 60+ vehicles.

Additional hardcore PARKING. Large grassed PADDOCK. OUTBUILDINGS including storage and workshop. STATIC CARAVAN used for staff accommodation.

BEER TERRACE to the side seating approximately 60, and incorporating smoking solution. PRIVATE GARDEN.





The Business

The business, which is currently closed, is ideally placed to take advantage of the large number of tourists visiting the area, as it is one of Wales's most sought-after holiday spots within the Pembrokeshire Coast National Park, close to the Preseli Hills and the many Blue Flag beaches in the Cardigan Bay coastal region.

The establishment features 10 en-suite letting bedrooms, accommodating guests seeking overnight stays. It was particularly popular among travellers using the ferry services at Fishguard and Goodwick.

Since acquiring the business in 2018, the current owners have implemented a continuous and thoughtful refurbishment program, updating all but one of the en-suite bedrooms. Prior to closure, the business enjoyed strong year-round trade from both tourists and local residents.

When open and trading during the year ended September 30, 2023, sales reached £490,000 (exclusive of VAT).







Tenure & Price

FREEHOLD £595,000 to include goodwill, 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.

Licences

A Premises Licence is held permitting the retail of alcohol:

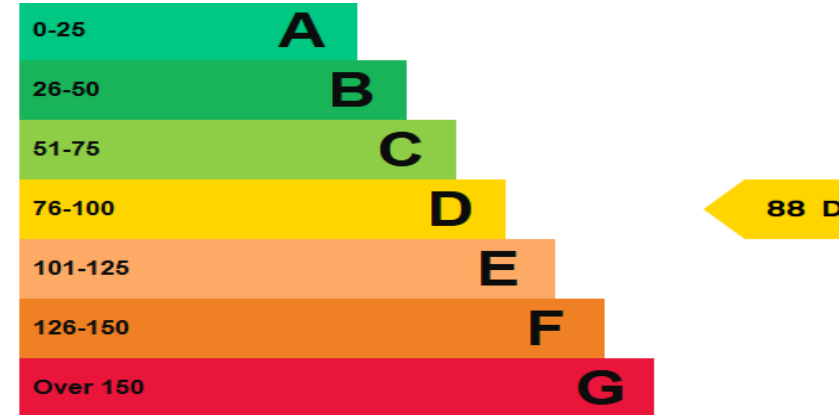
Sunday to Thursday: 08:00 – 01:00

Friday and Saturday: 08:00 – 02:00

Services

Mains electricity and water are connected. On site drainage. LPG for cooking
And oil fired central heating.

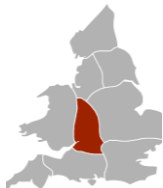
Local Authority: Pembrokeshire County Council











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