



YHA Broad Haven

Broad Haven, Haverfordwest, Pembrokeshire SA62 3JH

Tenure: Long Leasehold

Price: £395,000

Ref: 96286

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Opportunity to acquire these long leasehold premises currently operating as an 84 bed Youth Hostel
- The vendor would welcome proposals to continue the property as a YHA partner hostel, but all offers will be considered on their individual merits, with preference given to those demonstrating a clear ability to proceed.
- YHA is a national hostelling brand, charity and social enterprise with a 96-year heritage.
- This property is trading and is currently part of YHA's network of over 100 hostels across England & Wales.

www.yha.org.uk/hostel/yha-broadhaven

Location

The YHA Broad Haven enjoys an outstanding location within the village of the same name, sat all but on the renowned Blue Flag beach, having spectacular views across the bay. It is an exceptional location within the Pembrokeshire Coast National Park and a mecca for holidaymakers and tourists.

The area attracts huge numbers throughout the year, but especially during the busy tourist seasons, with those walking the Pembrokeshire Coast Path, taking part in the numerous water-based activities available or visiting the numerous campsites, caravan parks and holiday homes. There are many attractions within a close vicinity to the Hostel with some of the most famous being Skomer Island which is a renowned bird sanctuary and Britain's smallest city, St Davids.

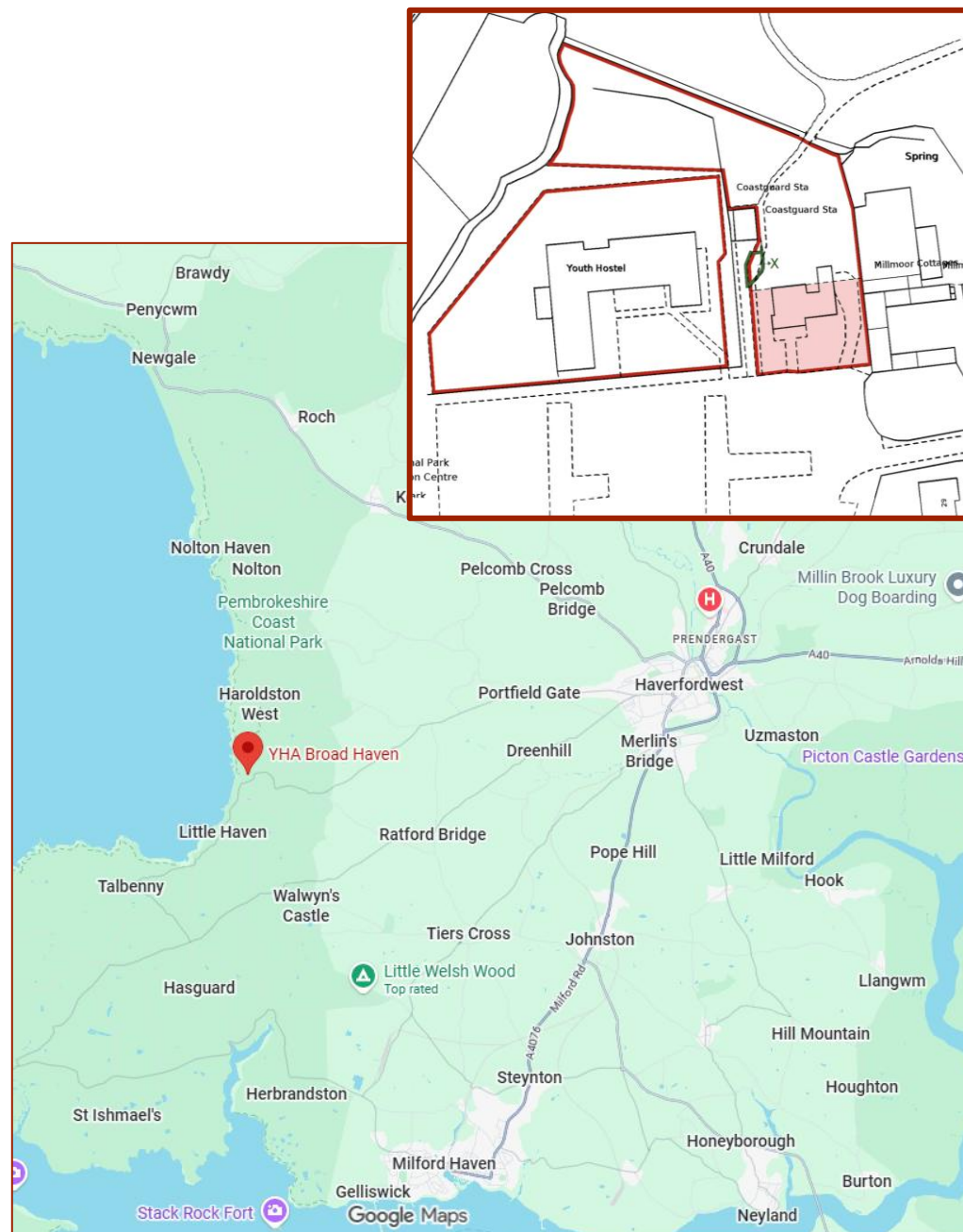
Property

The hostel sits within two combined sites which total approximately 2.2 acres, the two buildings primarily being:

The Hostel which is a single storey property of modern brick and block construction with part rendered elevations under a pitched tile roof to the main with a central flat roof valley.

The Educational Field Centre, again of similar construction with a rubberised flat roof.

Both properties operate in tandem with this being a popular Hostel for private individuals and groups, especially schools and educational groups which have the benefit of this quality accommodation and the educational field centre.



Trade Areas

HOSTEL

Front entrance which leads into an OPEN-PLAN FOYER providing a rustic theme servery and seating area with pool table, used as a general meeting space for guests and customers of the café.

Conservatory style DINING ROOM in 'nautical' theme, with part glazed roof and sea views. Service hatch from the kitchen. Self-service breakfast counter and an eclectic selection of seating for 54 comfortably. Access to patio which has seating for a further 30. Water filling station.

CATERING KITCHEN with tiled floor and walls, central stainless steel extraction and a good selection of commercial catering equipment and effects. Service hatch to the dining room. Pot wash, cleaner's cupboard and dry store.

OFFICE.

SELF-CATERING KITCHEN appointed to a good standard, having nonslip floor and a good selection of commercial and domestic catering equipment and effects.

Comfortably furnished RESIDENTS LOUNGE with seating for approximately 12.

Plant Room with large water tank and Evo max boilers. Electrical Plant Room.

Small lockable Store Cupboard.

Leading from the foyer is a corridor to 15 guest bedrooms, 14 of which are en suite and bedroom number 14 has its own dedicated bathroom and WC across the hallway. The rooms are set out as below:

BEDROOM 1: 7 bed dormitory

BEDROOM 2: 7 bed dormitory

BEDROOM 3: 7 bed dormitory

BEDROOM 4: 7 bed dormitory

BEDROOM 5: 8 bed dormitory

BEDROOM 6: 7 bed dormitory

BEDROOM 7: 4 bed dormitory





BEDROOM 8: 5 bed dormitory
 BEDROOM 9: 5 bed dormitory
 BEDROOM 10: 5 bed dormitory
 BEDROOM 11: 5 bed dormitory
 BEDROOM 12: 4 bed dormitory
 BEDROOM 13: 3 bed dormitory
 BEDROOM 14: 3 bed dormitory
 BEDROOM 15: 4 bed dormitory

Laundry/Drying Room and Linen Store. Two separate WCs.
 In addition, there are three communal showers and a single WC.

EDUCATIONAL FIELD CENTRE

Front entrance leading into central hallway with reception. CLASSROOM with vaulted ceiling, easily seats 50 comfortably.

LADIES' and GENTLEMEN'S TOILETS.

FIELD LABORATORY with sinks and work surfaces.

STOREROOM.

CLASSROOM and OFFICE (currently inaccessible).

External

MAIN HOSTEL

Driveway access to the front with space for up to 4 vehicles. GARAGE which has been converted to a storeroom. Lawned garden and pathways having four 'A' frame picnic style benches with space for more. Enclosed BIN STORE and gas cylinder housing. The garden sweeps around the property being lawned and having space for pitch-up tents and approximately 60 'A' frame picnic style benches with sea views.

EDUCATIONAL FIELD CENTRE

Having lawned garden to front, side and rear.

Manager's Accommodation

STAFF ACCOMMODATION with its own external access. Hallway to KITCHEN with fitted domestic units. LOUNGE with French doors to small private garden.

THREE DOUBLE BEDROOMS, two with sea views.

SHOWER ROOM.



The Business

The hostel trades throughout the year, but the main season is between March and October, during which time it caters for families, individuals and groups. Also, the café operates seven days per week between 7.30 am and 10.30 pm offering food and beverage services to the public. During November to March, it is offered on an exclusive hire basis.

Due to the diverse nature and unique locations of all our hostels, YHA adopts 3 main opening patterns. These patterns are determined by a number of factors ranging from the wants and needs of our guests to the trading environment and time of year. The opening patterns are F&I (Families and Individuals travelling independently), Exclusive Hire (taking over the entire, unmanned hostel exclusively) and Organised Groups such as cyclists, walkers and educational school trips. Each YHA hostel can adopt one or more of the above patterns during a trading year and will frequently transition between them throughout the season in order to maximise business opportunities.



Tenure & Price

BEST & FINAL OFFERS DUE BY JULY 15TH 2026 AT NOON

LONG LEASEHOLD £395,000 to include goodwill, fixtures and fittings.

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

The premises are held under two separate leases outlined as follows:

YHA Broad Haven: held on a term of 99 years from 15th June 1980 from Dyfydd County Council. Rent £1 p.a.

Educational Field Centre and Information Centre: held on a 78 year lease from 11th April 2001 from Pembrokeshire Coast National Park Authority. Rent £200 p.a.

Licences

A Premises Licence is held.

Services

Mains water, electricity and drainage are connected.

LPG gas for cooking and heating.

Local Authority: Pembrokeshire County Council

YHA Franchise

YHA believes in the power of travel and adventure to connect people to each other, nature and heritage. Since 1930, the organisation has operated a unique network of hostels throughout England and Wales – a community of shared spaces, open to all and for the benefit of everybody.

The YHA network already includes a significant number of independently owned and operated hostels: in 2024/25, over 810,000 guests stayed in its properties.

For further information, please contact Sidney Phillips.









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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.