



The Lydstep Tavern

Lydstep, Tenby, Pembrokeshire SA70 7SG

Tenure: Freehold Investment

Price: £485,000

Ref: 93288

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Village centre catering inn
- Busy tourist location
- Close to a number of popular beaches
- Three section lounge bar and restaurant
- Trade garden and parking
- Investment producing rental income of £40,000 pa

Location

The popular village of Lydstep stands astride the A4139 Tenby to Pembroke road approximately three miles west of Tenby, within the Pembrokeshire Coast National Park, an area with considerable tourist appeal. The village commands views of the Monastery Island of Caldy, close to the popular village of Manorbier which is famous for its castle overlooking the sea. The area is a mecca for camping and caravan enthusiasts with numerous holiday homes in the area. Two of the best-known holiday parks in Pembrokeshire are the Lydstep Beach Holiday Park and the Celtic Haven Cottage complex, both of which are within easy walking distance of The Lydstep Tavern.

The Property

This cottage style property is understood to have been built by Viscount St David around 1830 and holds an excellent location at the centre of the village. It appears to be constructed in the main of stone and brick with rendered and colourwashed elevations under a pitched, predominantly pantile roof.

The business is well-established in the area; historically, it has offered an excellent level of trade and profitability to those running it, based on limited trading hours and the huge number of visitors to the area during the holiday season. More recently, the property has been let on a brewery style tenancy and therefore the owners do not have any trading information. The investment currently produces a rental income of £40,000 per annum, exclusive of VAT.



Trade Areas

Ground Floor

Entrance vestibule to large open plan LOUNGE BAR & RESTAURANT having carpeted floor, exposed beam effect ceiling and feature open fireplace with stone surround. The room is open plan and flows well, being partially sub-divided by timber constructed screens to provide three separate areas, all designed 'fit for purpose' and offering a mix of fixed bench upholstered seating, and dining chairs and tables for a total of 65 customers. Wooden top BAR COUNTER having mirrored back display.

'Overspill' RESTAURANT decorated in a similar theme, with the capacity to seat a further 20 customers. ACCESSIBLE TOILET off.

Access from the rear of the servery to ANCILLARY AREAS including STILL ROOM and a two section galley style KITCHEN with nonslip floor throughout. Tiled walls, stainless steel extraction canopy and a good selection of commercial catering equipment and effects. Adjoining FRIDGE/FREEZER ROOM and LAUNDRY.

First Floor

PRIVATE ACCOMMODATION comprising a KITCHEN with newly fitted units, large PRIVATE LOUNGE, family BATHROOM with WC, wash basin and corner bath having shower over, and three DOUBLE BEDROOMS (one currently being used as an OFFICE).

Basement

LADIES' & GENTLEMEN'S TOILETS. CELLAR.





External

To the side of the property is a delightful lawned BEER GARDEN with mature shrub boundary. Timber constructed 'picnic' style tables and chairs for approximately 80 customers.

OUTBUILDINGS used for storage.

Note : *To the opposite side of the road is the CAR PARK for 30 vehicles. This car park is not owned by the public house and there is an agreement in perpetuity, and it can be used by the customers of The Lydstep Tavern.*

The purchasers of the Tavern will be responsible for a proportion of the upkeep of this car park.

The Business

The business is well known locally and enjoys a strong reputation with both residents and visitors as a successful, catering-led public house. Opportunities to acquire such an established trading outlet are rare, reflecting its long-term appeal and performance. The current tenant has occupied the property since 2019 and operates on a seasonal basis, with limited winter trading (typically Friday to Saturday) and extended seven-day trading throughout the summer period from March to late November.

The investment produces a rental income of £40,000 per annum.



Tenure & Price

FREEHOLD £485,000 – subject to the lease outlined below.

The Lydstep Tavern is currently let on a full repairing and insuring lease for a term of ten years that commenced 30 January 2019 to a private individual. It is excluded from the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £40,000 per annum paid bi-monthly in advance, subject to five yearly rent reviews. The lease is free of all trade ties.

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

Services

All mains services are connected. Gas fired central heating

Rateable Value: £14,500 as at 1st April 2026

Local Authority: Pembrokeshire County Council.

Licences

A Premises Licence is held for the supply of alcohol between:

Sunday to Thursday: 09:00 - 00:00

Friday and Saturday: 09:00 - 00:30

There is 30 minutes additional drinking-up time seven days per week.





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