



Stackpole Inn

*Jasons Corner
Stackpole
SA71 5DF*

Freehold: £1,500,000

Ref: 3451547

KEY HIGHLIGHTS

- Award winning restaurant and inn
- National Trust Estate near acclaimed beaches
- Net turnover consistently over £1million p.a.
- 4 en-suite letting rooms
- Extensive trade garden & car park
- 3 bedroom accommodation. EPC Exempt

DESCRIPTION

A two-storey 17th century Inn, the Stackpole Inn has been run by the same owners for nearly 20 years, during which time they have developed a highly successful and popular restaurant and bed and breakfast business.

The business is highly regarded for it's food which has led it to being featured on national television and this along it's close proximity to internationally renowned beaches, stunning coastline and National trust property attracts customers from across the country and Europe.

The ground floor dining area and restaurant can seat circa 76 people, served by a single behind which is a large and well appointed commercial kitchen.

The 4 en-suite letting rooms are located in a separate building, next to the car park, at the rear of which there is a fenced private garden with a garden office and storage.

To the front of the property is a large trade garden and there is also a walled terrace for outside dining to the rear.

The spacious domestic accommodation is on the first floor and comprises 3 bedrooms (one en-suite), kitchen/diner, living room, bathroom.

Stackpole Inn Website:
<https://www.stackpoleinn.co.uk>

LOCATION

Stackpole is a village located in the Pembrokeshire Coast National Park, an area of outstanding natural beauty, and the Stackpole Estate, owned by the National Trust. The area is famous for its countryside landscapes, dramatic coastline and award-winning beaches.

The nearby coastline is on the Pembrokeshire Coastal Path and has a myriad of sandy beaches and rocky inlets which make it a significant attraction for tourists.

Most notable is Barafundle Bay, which is about 2.5 miles away - its beach has won many awards including best in Britain and one of the top 12 beaches on the planet.

Visitors are also drawn to the area by the surrounding countryside, the National Trust Estate, and the sea and land based outdoor pursuits available in the area.

The Stackpole Centre lies on the outskirts of the village which is managed by the National Trust and offers theatre, conference and wedding facilities. The centre is located next to Bosherton Lakes, also known as the Lily Ponds, and the Eight-Arch Bridge, about a mile away from the beautiful Broad Haven South Beach, another of the area's renowned coastal spots.

The town of Pembroke is located about 4 miles away and the busy coastal town of Tenby, 13 miles away,



INTERNAL DETAILS

Ground Floor

- Restaurant & dining areas (76)
- Commercial kitchen
- Bar counter
- Customer toilets, including accessible facilities

EXTERNAL DETAILS

- Lawned trade garden (60 covers)
- Walled patio to the back of the property (10 covers)
- Car park for circa 14 cars, plus nearby public car park.
- Storage to rear of kitchen
- Private garden with storage and outside office.

LETTING ACCOMMODATION

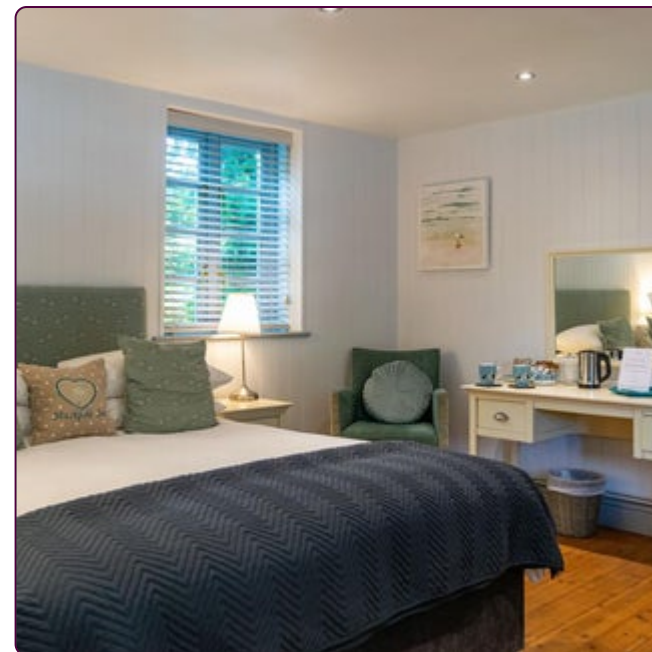
There are 4 twin/double en-suite rooms, housed in a separate building, two of which have sofa beds so can be used for families.

OWNER'S ACCOMMODATION

- Three bedrooms (1 x ensuite)
- Bathroom
- Kitchen/diner
- Living room

BUSINESS RATES

The Rateable Value as per the April 2023 Ratings List is £42,500 confirmation of actual rates payable should be sought from the Local Authority.



THE OPPORTUNITY

This is a fantastic opportunity to purchase a thriving restaurant and Inn in a wonderful location.

There is scope to develop more letting accommodation either by converting the first-floor owners accommodation (STP) or developing on the private garden (STP).

FIXTURES & FITTINGS

We are advised that all fixtures, fittings and equipment will be included in the sale.

STAFF

A full list of staff will be made available when required.





TRADING HOURS

- Restaurant opening hours are: 12.00-2:30 & 5:30-8.00pm.
- The bar is open all day in the summer.
- Currently closed on Sunday evenings October to March.

TRADING INFORMATION

Financial information available on request.

REGULATORY

Premises Licence. The buyer, or a member of their staff, must hold a personal licence and should apply for transfer of the Premises Licence at their own expense.

TENURE

Freehold with vacant possession





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 229.6 m² (2,472 sq.ft.)
 EXCLUDED AREAS : PATIO 20.6 m² (222 sq.ft.) VERANDA 2.0 m² (21 sq.ft.)
 TOTAL : 229.6 m² (2,472 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

