



Evergreen Inn

Ref: 3451506

3 The Green, Tenby, SA70 8EY

Freehold: £350,000 plus VAT

Locals wet led community pub

Opportunity to introduce food

Vacant possession available

Two bedroom owners flat with separate access

Five year: Foundation Franchise Agreement

Site Area 0.111 Acres. EPC C



Description

Two-storey terraced building with a patio area to the front. The ground floor consists of one open plan bar and a dining area. The first floor has the commercial kitchen, as well as the two-bed occupier accommodation with separate access to the rear.

[Please click here to view the full sales brochure.](#)

VAT will be added to the purchase price of all properties and will be calculated if the property has living accommodation at 90% of the purchase price. It will be at 100% if the property does not have living accommodation.

Location

The property sits in central Tenby, west off the A478 along St John's Hill. Tenby is a town on the south coast of Wales, in the county of Pembrokeshire. The town is mainly known for its two and a half mile long beach and its 13th Century medieval town walls.

Occupational Format

Foundation Agreement.

Please refer to page 67 of the full sales brochure (link in description) for further details on the occupational agreement types.



Trading Hours

Mon - Fri 15:00-21:00, Sat & Sun 12:00-21:00.

Business Rates

The rateable value is £8,750 from April 2023.



Customer Due Diligence Checks

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.

Contact

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

Nicholas Calfe

Director - Pubs & Restaurants

M:+44 7764 241 295

E:nicholas.calfe@christie.com

Bristol



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189