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## COMMERCIAL LET

### St Teresa's Guest House & Restaurant South Parade, Tenby, Pembs, SA70 7DL

A rare opportunity has arisen to lease this thriving Bar/Restaurant/Guest House in a prime location in the popular holiday destination of Tenby in Pembrokeshire. Tenby is a historic seaside town and a highly popular British holiday destination renowned for its beautiful sandy beaches and array of attractions for holiday makers.

**£37,500** per annum



St Teresa's Guesthouse was completely refurbished in 2009 and is fully modernised throughout, it boasts 8 en suite guest rooms (Double, Twin, Family & Deluxe), a restaurant capable of handling approximately 30-34 covers per sitting (breakfast, lunch, dinner), a modern bar as well as a tea room. St Teresa's also has living accommodation for the leasee, a professional kitchen and various store rooms etc. Lease terms to be negotiated with the landlord, a bond will be required, again to be negotiated with the landlord. The business current website can be viewed at [www.saintteresas.co.uk](http://www.saintteresas.co.uk) which gives further information about services and facilities. Tenant will be responsible for solicitors cost in drawing up new lease.

**ENTRANCE** - Main entrance through the front door in to the reception lobby. Access to the Bar & restaurant

**BAR** - Based on ground floor. Private bar area with the facilities to sell a range of alcoholic/Non alcoholic beverages. Open doorway to restaurant area.

**RESTAURANT** - restaurant with a capability of approximately 30-34 covers per sitting.

**LIVING QUARTERS** - Downstairs in basement part of the building. Living area, bathroom, en suite bedroom.

**TEA ROOM** - Tea room in basement with separate street access for customers.

**PROFESSIONAL KITCHEN** - Stainless steel professional kitchen in the basement to service the tea room and restaurant

**GUEST ROOMS 1 & 2 & 3** - Double guest rooms, all with en suite shower rooms.

**GUEST ROOMS 4 & 5** - Deluxe rooms, both with four poster beds and en suite shower rooms.

**GUEST ROOM 6** - Family guest room with bathroom (bath and shower)

**GUEST ROOM 7** - Twin guest room with en suite shower room

**GUEST ROOM 8** - Double guest room with en suite shower room.

**OTHER** - A variety of store rooms, laundry room, cold room, larder, ladies and gents WCs and a courtyard.

**SERVICES** - Mains gas, electricity, water and drainage.

## OUTGOINGS

Rateable Value £21,500, business rates payable for 2010/2011 approximately £8793.50.

Rent - £3125 per calendar month, £37,500 per annum.

For further information or to request a viewing please contact Swift Sales on 01267 232 700

### **Property Misdescriptions Act (1991)**

These property details are prepared as a general guide to a broader description of the property. They do not constitute part or all of an offer or a contract. Photographs, floor plans, measurements and distances are given as a guide and should not be relied upon for the purchasing of carpets or any other fixtures and fittings. Lease details, ground rent, service charges and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Prospective purchasers must confirm the correctness and accuracy of any information provided by us.