

*A Renowned and Popular Coastal Hotel, Bar and Restaurant. New Quay, Cardigan Bay - West
Wales*



Cambrian Hotel, New Road, New Quay, Ceredigion. SA45 9SE.

£475,000

C/2210/RD

**** Renowned Coastal Hotel, Bar & Restaurant ** Substantial former 3 Storey Master Mariners House ** Panoramic Views over Cardigan Bay ** Prominent Elevated Site ** 15 minute walk from the popular coastal resort and seaside fishing village of New Quay** Opposite 800 unit caravan park ** Near to Cei Bach and Llanina sandy beaches ****

The property is situated just outside New Quay bay which is well regarded as a popular holiday resort with harbour sandy beaches linked to the all Wales coastal path. Currently has 4 lettable en-suite bedrooms and a private floor currently used by the owners, but could be converted (STC), into further hotel bedroom/s. This substantial freehold property offers considerable potential.

New Quay has a range of local cafes, bars and restaurants, places of worship, primary school, doctors surgery and excellent leisure facilities.

6 miles from the Georgian Harbour town of Aberaeron with its comprehensive shopping and schooling facilities and some 11 miles south of the coastal university and administration centres of Aberystwyth and Lampeter.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

An outstanding Coastal Business being positioned on the popular coastal thoroughfare leading into the harbour village of New Quay. A great opportunity benefitting from the tourism trade and local support and currently operating on a 7-8 month period throughout the year, but it has potential for year round business. Dining area with up to 40 covers (min). Enjoys superb views over Cardigan Bay. Modern fitted kitchen up to modern catering standards, side bar and seating area leading into an attractive side conservatory.

ACCOUNTS - are available to bone fide interested parties who have been to view the property in the first instance.

Property includes restaurant, regularly at capacity from large number of tourists from the nearby caravan parks and those who frequent New Quay throughout the year. There is also excellent local support.

The existing proprietors live on site and the sale is due to retirement.

The Letting Bedrooms are busy throughout the year to cater for both holiday guests and contracts to the large number of nearby holiday parks during the season.

The property sale includes trade fixtures and fittings.

The Accommodation comprises of -

GROUND FLOOR

Bar Area

Main entrance leading to spacious bar with part wooden flooring, feature fire place, ornate panel bar and counter and matching canopy.



Conservatory & Seating Area

Leading through to guest conservatory with striped wood effect flooring and seating for 12 guests.





Lounge



Having fixed bench seating, feature open fireplace with brick surround. Window to front,

Full Width Conservatory

Full width conservatory currently used as restaurant with approximately 40 covers offering superb views over Cardigan Bay. UPVC windows with side double uPVC external door.



Kitchen

Fitted to catering standards, non slip flooring, stainless steel clad walls, extractor hood and equipment and access to additional preparation cooking area with external door.



Ladies & Gents WC

Main Entrance & Hallway

With access stairs and landing leading up to the first floor with picture window to front overlooking Cardigan Bay.



Cellar

FIRST FLOOR

Landing

via original staircase with large window to front enjoying views over Cardigan Bay



Bedroom 1

With picture window to front overlooking Cardigan Bay. Large double bedroom with sea views and en-suite shower room.

Bedroom 2

Large twin with sea views and en-suite shower room.

Bedroom 3

With views to the rear and en-suite shower room.

Bedroom 4

Double bedroom with views to the rear and en-suite shower room

SECOND FLOOR

Private owners Accommodation

Private owners accommodation, but offering potential for

further lettable rooms or conversion to a self contained flat (subject to planning).

Lounge

With sea views.

Hallway

With office area.

Bedroom 1

Double bedroom with en-suite shower room,

Bedroom 2

With En Suite Shower Room.

EXTERNALLY

.

The property is approached from the adjoining county road with side lane access leading to a rear enclosed, private parking area for 5+ vehicles and storage sheds.



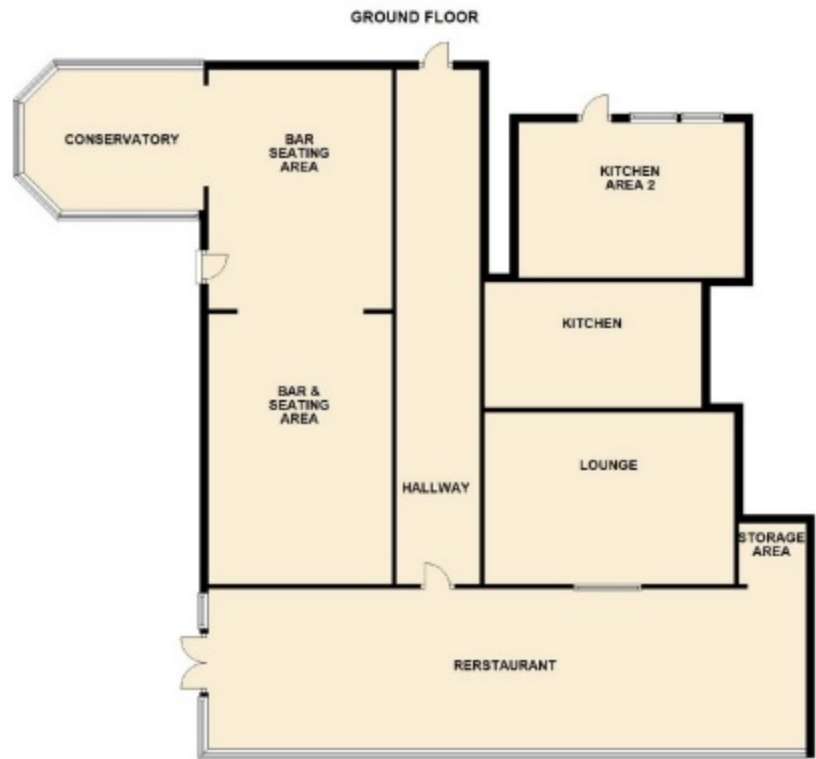
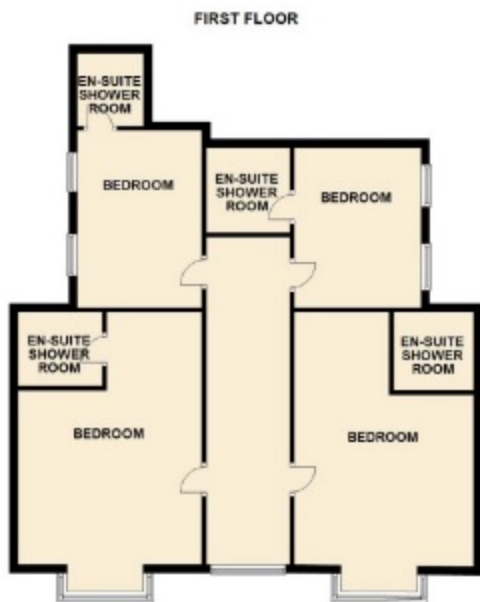


Side Area

Laid to lawn with covered patio area

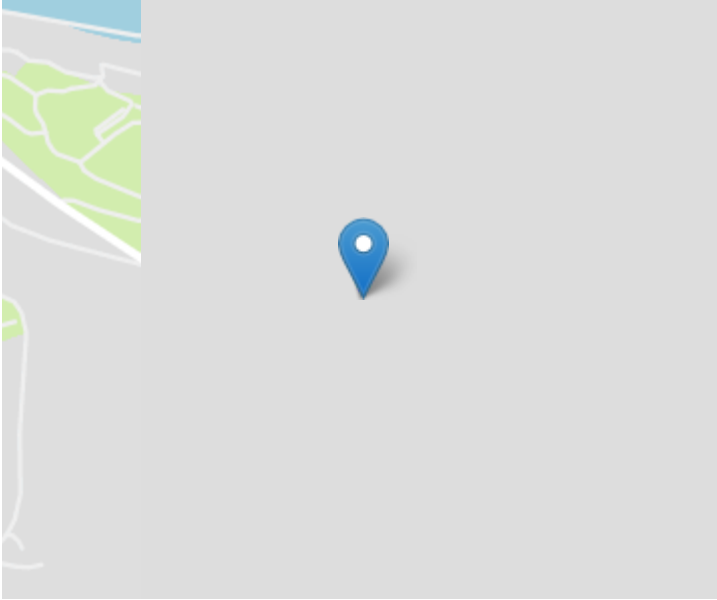
TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.



Directions

From Aberaeron, head south on the A487 coast road until you reach the village of Llanarth, turning right at the Llanina Arms Hotel, signposted New Quay. Continue through the village of Gilfachrheda until you reach the sign for New Quay where the property is located on the left hand side.



For further information or to arrange a viewing on this property please contact :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]