



## CASTLE HOTEL, HAVERFORDWEST:

*Little Haven, Haverfordwest, West Glamorgan, SA62 3UG*

The Castle Hotel is an easy to manage, one room operation with traditional features throughout. Nestled in one of the prettiest villages on the Pembrokeshire National Coastline, the pub sits overlooking the sea at St Brides Bay. Being a seasonal business, the pub benefits from tourists and passing trade.

### Trading area and facilities -

Refurbishment planned:	No	No. of bars:	1
Dining room:	Yes	No. of food covers:	40
Catering kitchen:	Yes	Customer carpark:	No
Beer garden/patio:	Yes	Function room:	No
Live sports:	No	Pub games:	No
No. of letting rooms:	0		

### Private accommodation -

No. of double bedrooms:	4	No. of single bedrooms:	0
No. of reception rooms:	2	No. of private bathrooms:	1
Private kitchen:	Yes		

### The financials -

Fair Maintainable Turnover (per annum):	£469,467	Barrelage discount:	£50
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Working capital required:	£20,000	Training fee:	£550 +VAT
Security deposit:	£12,500	Legal fees:	£360 +VAT
Total ingoing costs:	£33,410 (excluding VAT)	Buildings Insurance:	Site specific

Rent (per annum):	£50,000	Service charge:	£1,350
Decorating fund:	£1,000	Insurance figure:	£520
Total ongoing costs:	£52,870		

### Did you know that Marston's...

- Owns over 1,550 pubs & buildings and has over 1,000 self-employed partners
- Owns 6 breweries! - Jennings, Banks' (Wolverhampton), Marston's, Wychwood, Ringwood and Eagle (Bedford)
- Brews over 225 million pints a year and sells 3 bottles of beer every second

