





The Owl & The Pussycat Restaurant and Tea Rooms No 6 The Grist, Laugharne,

Offers In The Region Of £345,000

- LONG ESTABLISHED BUSINESS AND PREMISES FOR SALE AS A GOING CONCERN.
- HIGHLY VISIBLE PROMINENT POSITION OPPOSITE CAR PARK AND CASTLE.
- L.P. GAS C/H. CONSERVATION AREA.
- MIDWAY ST. CLEARS AND EXTENSIVE SANDY BEACH AT PENDINE.
- ATTRACTIVE MIXED USE TERRACED PREMISES.
- RESTAURANT AND TEA ROOMS WITH TABLE COVERS FOR UP TO 44.
- LAUGHARNE TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- RETIREMENT SALE. 'TURN KEY' OPPORTUNITY.
- 2 BEDROOMED OWNERS/LETTING ACCOMMODATION.
- DOUBLE BAY FRONTED PREMISES.

The Owl & The Pussycat Restaurant and Tea Rooms No 6 The Grist, Laugharne SA33 4SS

FOR SALE AS A GOING CONCERN

A MIXED USE END TERRACED DOUBLE BAY FRONTED PREMISES having an attractive stone facade occupying a long established prime location and trading position comprising a Licensed Restaurant and Tea Rooms at ground floor level with internal table covers of up to 28 and a further 16 table covers to the forecourt together with a 2 BEDROOMED FLAT enjoying dual road frontage to 'The Grist' at the fore and 'Frogmore Street' at the rear opposite the Municipal Car Park, 'Island House' and entrance to 'The Strand' fronting onto the main thoroughfare with excellent 'footfall' at the centre of the ancient estuarial township of Laugharne that is renowned for its medieval Castle and Dylan Thomas connections and which in turn is located on the A4066 'St. Clears to Pendine' coastal road some 4 miles south of the town of St. Clears and A40 dual carriageway, is within 5 miles of the extensive sandy beach at Pendine and is located approximately 14 miles south west of the County and Market town of Carmarthen.

2 1 1

Council Tax Band: Exempt





TEA ROOMS/RESTAURANT
26'11" x 17'6"
with table covers for 28. 2 Single glazed bay windows to fore. 2 Radiators. Plate rack. Textured and feature ebonised beamed ceiling. PVCu part opaque double glazed entrance door. Part 'T&G' boarded to dado heigh. 18 Power points. Counter servery. Blackboard. Telephone point. Archway to

INNER HALL
with ceramic tiled floor. Feature ebonised beamed ceiling.

GENTS WC
with extractor fan. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback. Ceramic tiled floor.

LADIES WC
with extractor fan. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback. Ceramic tiled floor.

FULLY EQUIPPED KITCHEN/PREPARATION ROOM
22'8" x 10'0" overall
'L' shaped with ceramic tiled floor. 18 Power points. PVCu part opaque double glazed door to rear. 2 Single glazed windows. Canopied extraction hood. Partial stainless steel clad walls. Serving hatch. Commercial and domestic catering equipment including 2 stainless steel sink units.

REAR COMMUNAL HALLWAY
with ceramic tiled floor. Staircase to the first floor owners/letting accommodation. Electricity consumer unit and meter. PVCu opaque double glazed door to rear.

FIRST FLOOR

LANDING
with opaque double glazed window to the stairwell. C/h timer control. Doors to the flat and

STOCK ROOM
14'5" x 5'0" plus recess
over the stairwell overall with vinyl floor covering. 2 PVCu double glazed windows to rear. Part tiled walls. 4 Power points. Pre-lagged hot water cylinder. Fitted shelving.

OWNERS FLAT/LETTING UNIT

RECEPTION HALL
6'1" x 4'10"
with access to loft space. C/h thermostat control. 2 Power points.

BATHROOM
8'10" x 6'11"
with extractor fan. Ceramic tiled floor. Part tiled walls. 2 Power points. 3 Piece suite in white comprising pedestal wash hand basin, WC and panelled bath with shower attachment and shower screen.

FITTED KITCHEN
7'0" x 6'3"
with part tiled walls. Ceramic tiled floor. 5 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit. Wall mounted L.P. gas fired C/h combi boiler (2024). PVCu double glazed window with a far reaching coastal view out over Carmarthen Bay towards The Gower in the distance.

LIVING/DINING ROOM
18'2" x 15'3"
with 2 radiators. Vaulted feature ebonised beamed ceiling. 13 Power points. Single glazed window to fore overlooking 'The Grist' and Island House.

SIDE BEDROOM 1
11'3" x 8'8"
with part exposed boarded floor. PVCu double glazed window with a far reaching coastal view out over Carmarthen Bay and The Gower in the distance. Radiator. Vaulted feature beamed ceiling. 3 Power points.

FRONT BEDROOM 2
11'4" x 8'9"
with vaulted beamed ceiling. Radiator. Single glazed window overlooking 'The Grist' and Island House. 3 Power points.

EXTERNALLY
Walled forecourt with table covers for 16. Rear concreted walled courtyard with pedestrian access to 'Frogmore Street.' Covered storage area with water tap.

STORE SHED
9'3" x 5'5"
Timber framed with 2 power points.

APPLICANTS SHOULD NOTE THAT
a pedestrian right over the forecourt is reserved out of the sale in favour of the adjoining ice cream parlour.

OPENING HOURS
Tuesday to Sunday 10 am to 4pm. Closed on Mondays.

STAFF
3 Members of staff including the owner with 1 additional member of staff during the holiday period.

NOTE
Excellent scope to increase turnover and profitability with extended hours including evening opening times especially in the high season.

TOTAL FLOOR AREA
162 sq. m.





Directions

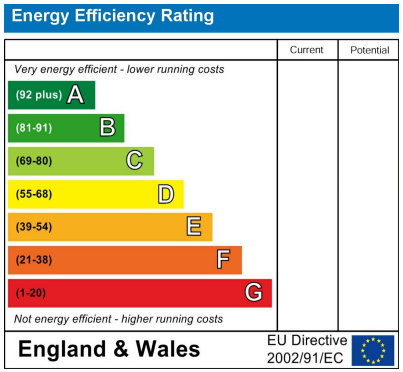
The premises is located at the centre of Laugharne fronting on to 'The Grist ' opposite the entrance to the Municipal Car Park and 'The Strand.'

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

Exempt



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