



The Fox & Hounds

Park Road, Risca, Newport, Monmouthshire NP11 6PW

Tenure: Leasehold

Price: £38,000

Ref: 94845

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Well established traditional pub
- Busy town centre location overlooking park
- Open plan lounge bar
- Three separate trade gardens
- Private accommodation
- Sales net of VAT approximately £250,000

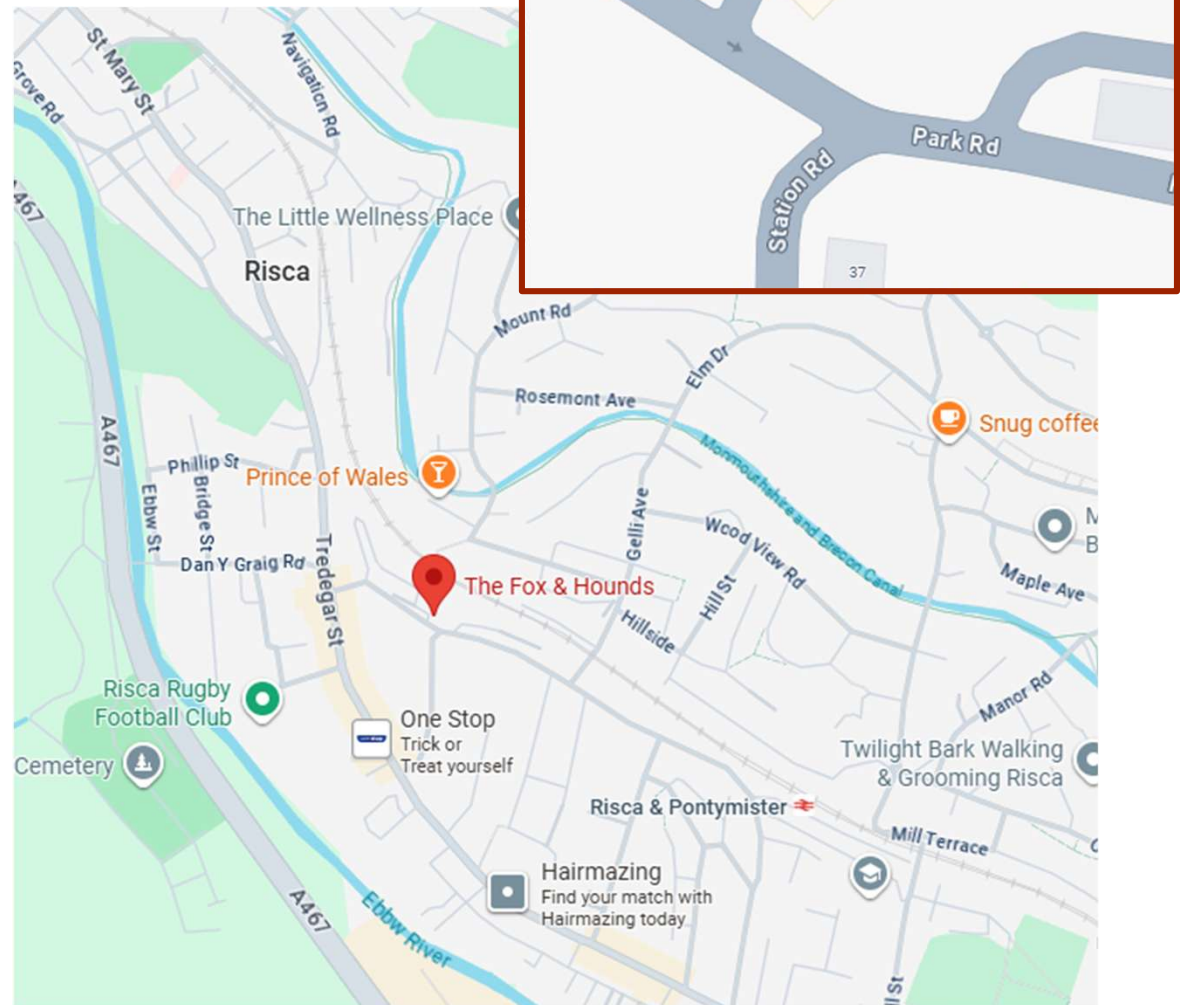
Location

The Fox & Hounds enjoys a prominent location in Risca town centre, overlooking Tredegar Park and the busy high street. The property appears to be constructed of stone and brick, having an open plan lounge bar trading area with private accommodation above. It has the benefit of three outside trading areas to the front and sides which make it extremely popular when the weather permits.

The Fox & Hounds trades as a traditional public house offering wet sales only to the local community, and offers huge scope for the introduction of food.

The town of Risca is located with the Gwent Valleys, just north of Newport and M4 motorway. The town grew substantially during the industrial revolution with the discovery of coal within the surrounding areas.

Since the closure of the collieries, it has become a satellite town for those mainly gaining employment in the nearby cities of Newport and Cardiff. It enjoys excellent road communication links, being only ten minutes from the M4 motorway and has a direct train link to Cardiff city centre.



Trade Areas

Front entrance leading into LOUNGE BAR being a large, open plan room seating approximately 40 with ample room for more standing. The room also incorporates additional pool and darts areas. It is comfortably furnished with quarry tiled and stripped wood effect floor, part wood panel walls, and exposed stone chimneys. Large 'L' shaped wood panel fronted bar counter.

LADIES' and GENTLEMEN'S TOILETS.

Domestic style KITCHEN.

On level CELLAR with direct access from the servery.

Owners' Accommodation

Located on the first floor and comprising KITCHEN with fitted units, LOUNGE, THREE DOUBLE BEDROOMS (one currently used as an office), and large FAMILY BATHROOM.

External

To the front is a draw-on CAR PARK for approximately seven vehicles, timber constructed smoking solution/seating area having roof covering and seating for 30. Additional seating for 12.

There are two side gardens: the first having timber fence surround, block paved flooring, and seating for 36.

The second side garden is at raised level, having picket fence surround, hard-standing floor, and a covered seating area currently able to accommodate 30 via bench seating.

Rear garden used for private use. As the ground is even, it could be used as a further trade garden if required.





The Business

The business trades as a traditional public house to the local community offering wet sales only, seven days a week between noon and midnight. It supports darts and 'corks' teams and offers live music every Friday.

Sales for the financial year ended 2024 are expected to show a gross turnover (including VAT) of approximately £250,000.

Tenure & Price

LEASEHOLD £38,000 to include trade furniture, fixtures, fittings and effects.

The property is held on a 20 year, full repairing and insuring lease from Stonegate. The current rent is £39,000 per annum, inclusive of VAT. The tenant is tied to Stonegate for the purchase of all bottled and barreled beer and lagers. They are free of tie on ciders, with one guest ale, and all wines, spirits and minerals.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the sale of alcohol:

Monday to Saturday: 10:00 – 00:00

Sundays: 11.00 to 00:00

New Year's Eve: 10:00 to 02:00

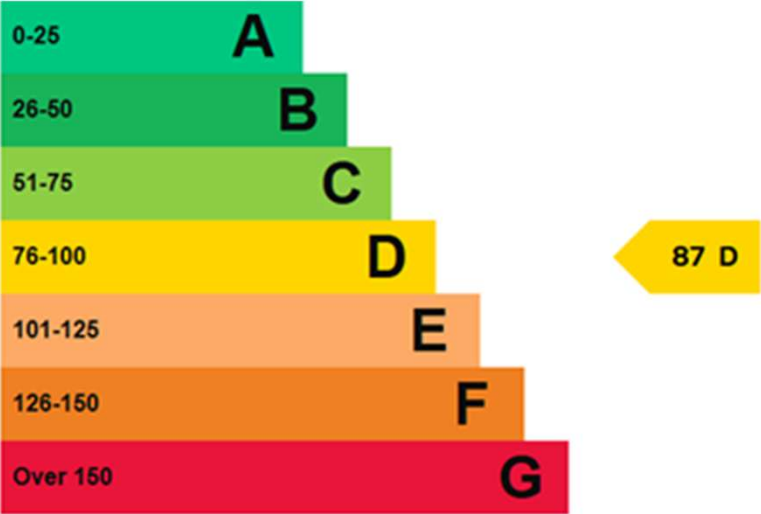


Services

All mains services are connected.

Local Authority: Caerphilly County Borough Council.

Rateable Value: £20,000 as at 01 April 2023



EPC Reference: 3634-5788-2302-4443-4376





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