



Carpenters Arms

Shirenewton, Chepstow, Monmouthshire. NP16 6BU

Tenure: Leasehold

Price: £7,500

Ref: 96534

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- 4-section lounge and restaurant
- 2-section public bar and games room
- 2 bedroom owners accommodation
- Car park
- To let on favourable free of tie private lease

Location

These most appealing cottage style roadside premises, occupy a prime position facing the B4235, some three miles west of Chepstow and ten from Usk.

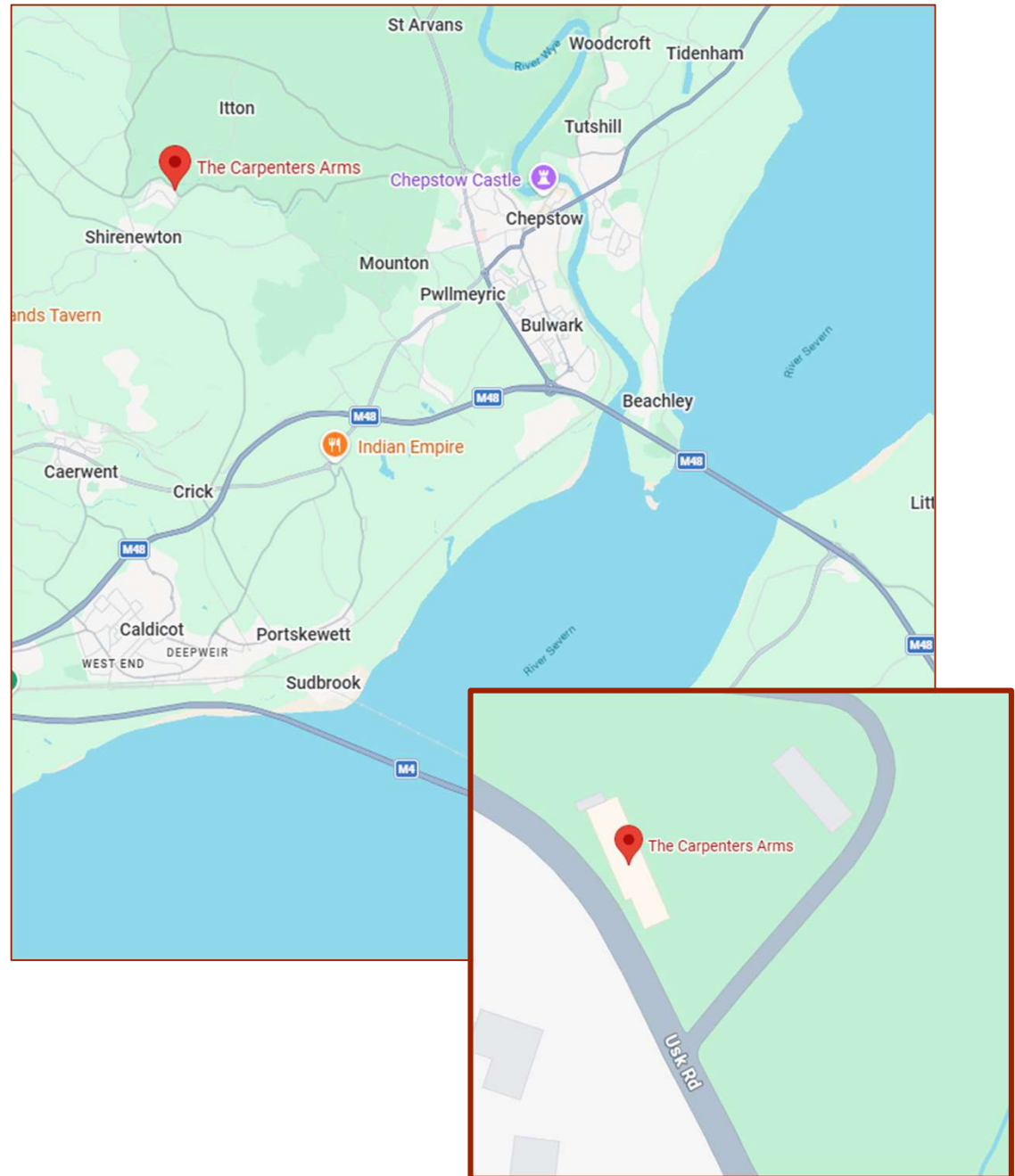
Shirenewton is a large residential village with a growing number of high worth/high spend executive residents. It is a convenient drive out from both Chepstow and Caldicot, and this part of the Lower Wye Valley has become one of the most salubrious and sought after residential locations within the UK.

The Property

The Carpenters Arms is a long linear property which at one time appears to have been a number of cottages which have been combined to create these character premises, where many of the period features including genuine stone flagged floors, open fireplaces and beamed ceilings have been retained.

The Pub stands behind its own easy to draw on car park in a prime location in glorious wooded surroundings. This Inn is built in the main of stone, and has rendered and colourwashed elevations under a mainly tiled roof.

It is briefly described as follows:



Trade Areas

Due to the cottage style nature of the property, the trade areas are a myriad of six small smaller rooms. The LOUNGE BAR & DINING AREAS are arranged around a CENTRAL SERVERY which is panelled to two sections. This area is made up of three medium size and one smaller room, all of immense quality and character. There is a feature double-sided fireplace with cast iron solid fuel burner Stone flagged floors throughout. There is traditional seating and the area is able to cater for approximately 70 customers in total.

Two further rooms, utilised principally as a PUBLIC BAR & GAMES AREA including a darts room with woodsprung floor.

With convenient access from the main dining sections is a fully equipped CATERING KITCHEN. LADIES' & GENTLEMEN'S TOILETS. On level BEER CELLAR and STORE ROOM.



Owners' Accommodation

FIRST FLOOR

Large LOUNGE with feature tiled surround fireplace. BEDROOM 1 (double), BEDROOM 2 (double). SHOWER ROOM with shower cubicle, WC and wash hand basin.

External

To the front of the property are marble tables with café style metal chairs for customer use during the summer months. Smoking solution.

Lined, hard standing CAR PARK for approximately 20 vehicles to the front of the property. Integrated LOG STORE. Block built coal bunker. Block built WASH ROOM/BOILER ROOM. There is no rear garden.





The Business

Our clients purchased the property in early 2014, since when it has been let to independent tenants on a free of tie basis. This tenure has been successful and they are now moving to another pub owned by our clients.

We do not therefore have recourse to trading figures and prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

Tenure & Price

LEASEHOLD £7,500 (see terms on page 8)

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



Licences

A full Premises Licence is held.

11.00 to 12.00 Monday to Saturday

12.00 to 12.00 Sunday

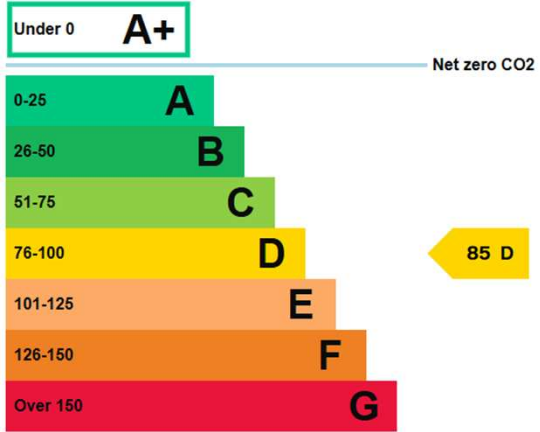
Services

All mains services are connected.

Local Authority: Monmouthshire County Council

Rateable Value: TBC





Certificate 5477-6654-4900-6432-0233



NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

LEASEHOLD	£7,500. Stock at valuation in addition.
TERM	Six years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	£18,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium and rental payments.



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