



The Beaufort Arms

Main Road, Gilwern, Abergavenny, Monmouthshire. NP7 0AR

Tenure: Freehold

Price: £525,000

Ref: 92020

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Renovated village centre public house
- Close to wharf on busy Monmouthshire & Brecon Canal
- Open plan character trading area
- Three en suite letting rooms
- Well appointed owners accommodation
- Enclosed trade garden

Location

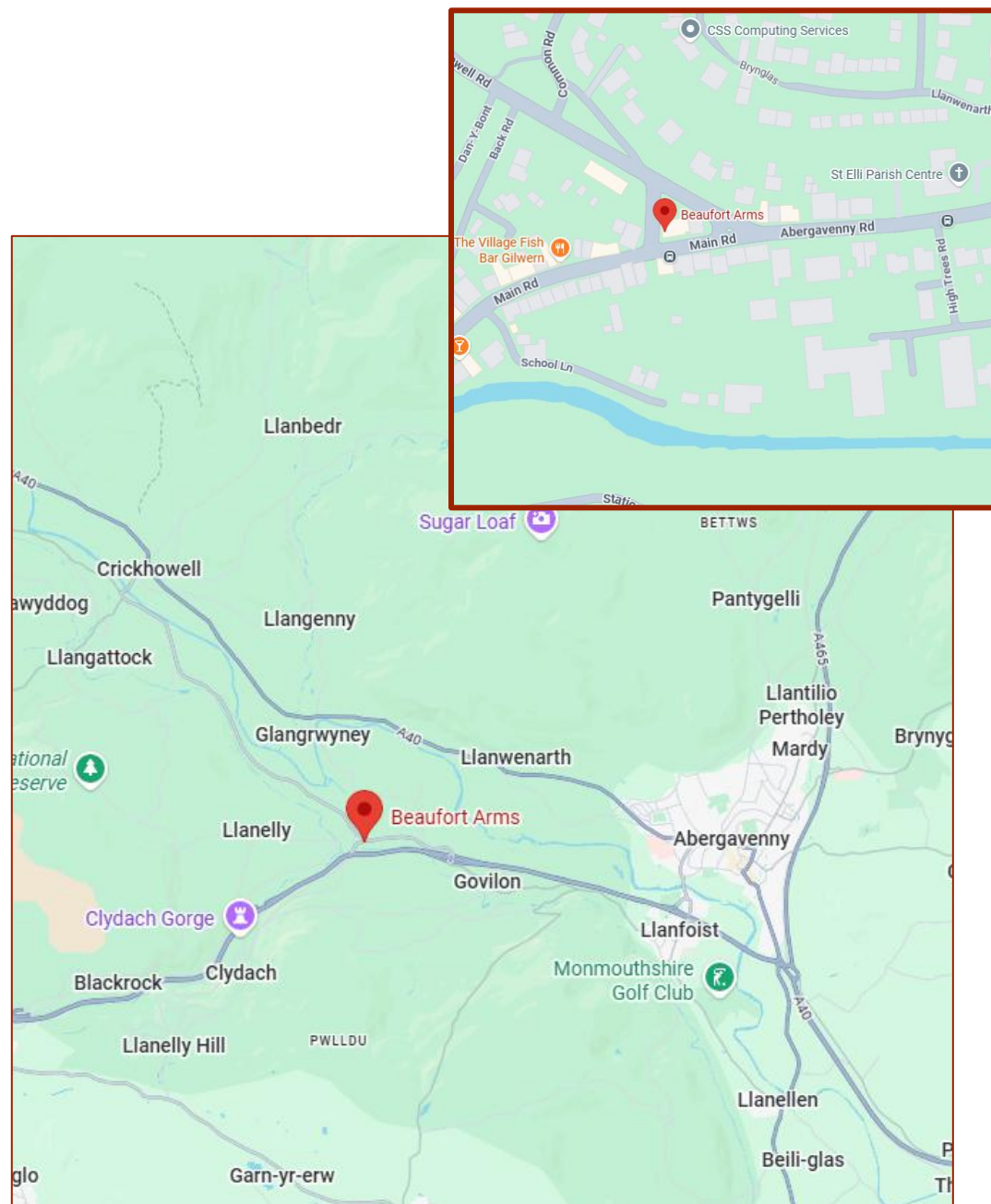
The Beaufort Arms has recently undergone a complete refurbishment and is now presented in very good order throughout. It is a traditional village pub with letting rooms that has developed an excellent, family-orientated reputation alongside a well-established food trade. The building itself is constructed of stone with render and colourwashed elevations under a pitched slate roof. It offers easy to operate trading accommodation with the benefit of three en suite letting bedrooms and a trade garden. It also provides very comfortable owners' accommodation.

The village of Gilwern is a sought-after residential location within Monmouthshire being set just 2 miles west of Abergavenny within Brecon Beacons National Park. The park attracts a huge number of visitors throughout the year, especially those enjoying outdoor pursuits including horse riding, walking and mountain biking. The village also benefits from its location on the Monmouthshire and Brecon Canal for which it has a wharf at the edge of the village, within easy walking distance of The Beaufort Arms.

The Property

The building has been sympathetically renovated by the current owners and provides very good trading and private areas. There are further plans to develop a restaurant at lower ground floor level but the current owners have decided to stop the proposed development as they wish to sell their interest in the premises and retire from the trade.

The potential offered by the lower ground floor restaurant provides undoubted scope for new owners to develop the business further, if required.



Trade Areas

GROUND FLOOR

Entrance vestibule leading to open plan LOUNGE BAR for approximately 45, tastefully decorated with carpeted floor, painted walls, fixed wall leather upholstered bench seats, leather upholstered chairs and tables. Feature horseshoe shaped wood panel fronted bar counter with mirror back bar display. LADIES' AND GENTLEMEN'S TOILETS.

CATERING KITCHEN with nonslip floor, extraction, stainless steel clad walls and a good selection of commercial catering effects.

BASEMENT

The basement is large and has a twin arched ceiling. This is the area that the owners had planned to develop into a restaurant for 40 (with kitchen). Small BEER CELLAR.

Owners' Accommodation

FIRST FLOOR

Large open plan KITCHEN/LIVING ROOM with newly fitted kitchen cabinets and large seating area. STORE ROOM. TWO DOUBLE BEDROOMS, one having an en suite shower room. Large SHOWER ROOM.

Letting Accommodation

SECOND FLOOR

BEDROOM 1 family room with double bed, set of bunkbeds and en suite.

BEDROOM 2 a twin room with en suite shower room.

BEDROOM 3 a twin room with en suite shower room.





External

Wall enclosed TRADE GARDEN with 6 A-framed picnic style benches. Raised, timber constructed decked area with seating for 8.

PRIVATE PARKING for two vehicles.

Enclosed private yard to the rear with stone slabbed area and timber constructed storage shed.

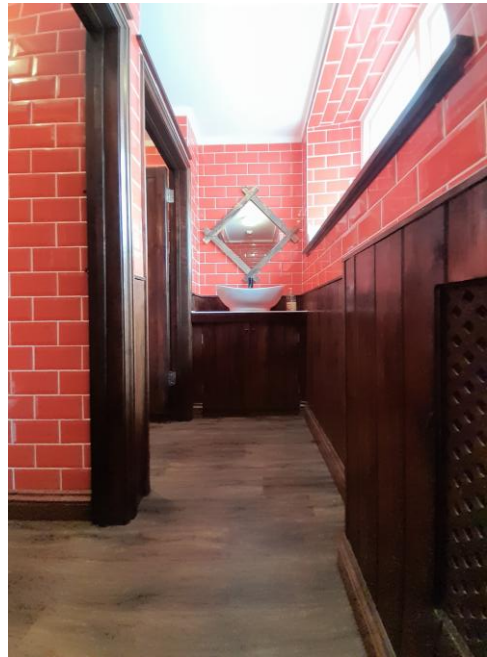
The Business

The business trades as a family-orientated village pub with a food offering. It operates seven days a week and its trade is significantly boosted during the holiday periods. Tourists visit Brecon Beacons National Park and the Monmouthshire and Brecon Canal on which the village has a wharf; the latter is within easy walking distance of The Beaufort Arms. Trade is currently split approximately 60% wet sales and 40% catering.

The letting accommodation is not promoted by our clients and there is undoubted scope to increase this side of the business. At present they offer the rooms on the tariff of £65 twin, £85 family and £55 single occupancy per night to include breakfast.







Tenure & Price

FREEHOLD £525,000 to include goodwill, fixtures and fittings.

Stock at valuation in addition.

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 for the supply of alcohol between the hours of:

10:00 - 23:00 Monday to Saturday

12:00 - 22:30 Sunday

Services

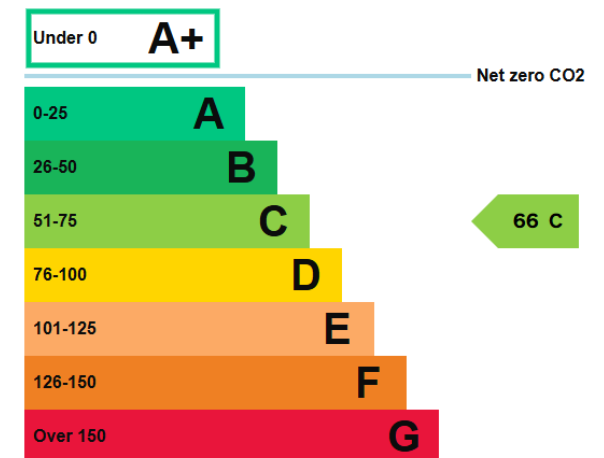
All mains services are connected.

Rateable Value: £3,000 as at 1st April 2026

Local Authority: Monmouthshire County Council

Energy rating and score

This property's energy rating is C.



Certificate 0060-1988-0343-9630-2054



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