



Cripple Creek

Old Abergavenny Road, Raglan, Usk, Monmouthshire. NP15 2AA

Tenure: Freehold

Price: £950,000

Ref: 59227

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Renowned and successful pub & restaurant
- Turnover in excess of £1,000,000 per annum net of VAT
- For sale after 26 years in same owners' hands
- Interconnecting bar & dining facilities (140+)
- Two separate flats
- Extensive gardens & car parking
- Immaculately presented

The map displays the region around Llanarth, with a red pin marking The Cripple Creek Inn. To the west, The Clytha Arms is indicated by a pub icon. Major roads A40 and A449 are shown. An inset map in the top right corner provides a detailed view of the Cripple Creek Inn, showing its location relative to the A40 and A449 roads, and nearby features like the Caravan site and Old Abergavenny Rd.

Trade Areas

The property benefits from five interconnecting lounge and dining areas all arranged around a CENTRAL BAR SERVERY which has two separate counters to the respective trade rooms.

The LOUNGE BAR is attractively furnished with carpeted floor and well appointed fixed and loose seating for 58 diners. A feature of this area is a fireplace which has stone surround, flagged hearth and cast iron log burner installed.

There is access to a further dining area, THE BAY LOUNGE, which again is carpeted, has stucco plastered walls and attractive leather upholstered carver dining chairs to circular tables currently arranged for 18 customers.

The RESTAURANT is in two sections, having its own reception area which seats 8. The main room has contemporary fixed and loose seating currently arranged for 50 diners. There is access off into a further DINING AREA which has Regency style dining chairs to assorted tables currently arranged for a further 18 diners.

LADIES' & GENTLEMEN'S TOILETS. The Ladies' is appointed to disabled standard.

On level BEER CELLAR with large racked BOTTLE STORE adjacent.

Owners' Accommodation

FIRST FLOOR

FLAT ONE, having good size LOUNGE with small galley style KITCHEN off. DOUBLE BEDROOM with en suite SHOWER ROOM.

FLAT TWO has KITCHEN/DINER. BATHROOM with suite of wash hand basin, bath, WC, bidet and shower. Large BEDSIT AREA providing bedroom and lounge.





External

The property benefits from good GARDENS and to the side of the property is a block paved area with permanently constructed, covered timber arbour which has fixed seating. There are further awnings adjacent to the main entrance providing seating for approaching 40 customers. There is also a small raised lawned section with additional seating.

In a good size OUTBUILDING with pitched roof, partially constructed of stone, are further storage facilities including freezer room and general store. There is a hard-standing CAR PARK with space for up to 60 vehicles.

The Business

Our clients have owned the business since 1996 and have established the Cripple Creek as one of the premier and busiest dining venues in Monmouthshire.

Accounts for the year ended 31 March 2020 show takings net of VAT of £929,166. These slightly down on the previous 12 months' due, in part, to the impact of the Coronavirus pandemic.

The year ended 31 March 2019 showed takings net of VAT of £1,049,477, with 2018 and 2017 accounts showing similar figures, again both comfortably over £1,000,000 net of VAT.

This an exceptionally presented and well maintained public house which is for sale after 26 years in the same owners' hands.





Tenure & Price

FREEHOLD £950,000 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

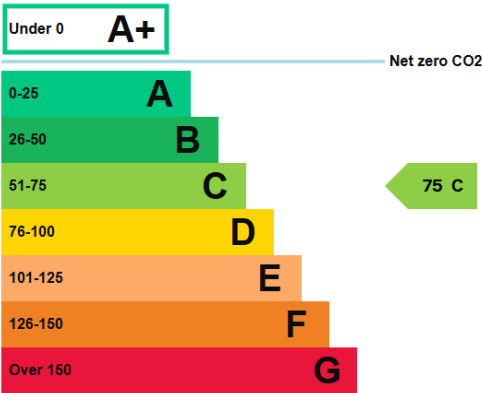
A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £59,000 as at 1st April 2026

Local Authority: Monmouthshire County Council





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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.