



Windsor Arms

Middle Row, Bute Town, Tredegar, NP22 5QJ

- Historic Grade II listed Pub & Restaurant in Conservation Area
- Outstandingly presented pub for sale after 24 years in same owners hands
- Two Section Main Bar (50)
- Restaurant (22)
- 2/3 Bedroom Owners Accommodation
- Trade Garden
- Currently Closed

Freehold | £250,000



LOCATION

Bute Town is one of the oldest communities in the South Wales Valley predating the Industrial Revolution and built in part for the commencement of the iron industry in the late 18th Century. It was originally named Newtown (Dre Newydd). It was constructed as a new model village for the ironworks and consists of a quadrangle design of four stone terraces of extremely high standing building for that time. This section of Dre Newydd being a conservation area and the Windsor Arms is Grade II listed. It is also the commencement of a renowned footpath/walk, the Bute Town Heritage Trail.

The Windsor Arms was acquired by our client just over 24 years ago and is a pub of high quality having two attractive and well appointed character trading areas including a large fully equipped catering kitchen and well presented two/three bedroom owners accommodation at first floor. There is a good external area and car parking and it is ripe for development in the hands of an energetic owner operator/caterer. The property is briefly described as follows:

PROPERTY

GROUND FLOOR

OPEN PLAN MAIN BAR which will at one time have been two smaller rooms. A very attractive room with beamed ceiling, boarded floor, fixed tapestry upholstered wall seating and matching loose captains and mates style chairs currently arranged for up to 50 customers seated. Feature BAR SERVERY with exposed stone frontage with pine topped counter which has slate topped insets.

Access through to the **MAIN RESTAURANT**, another well appointed room with vaulted ceiling, pew/booth and regency seating currently arranged for 22 diners. The room has boarded floor and vaulted ceiling, counter from central servery having panelled frontage. There is a feature fireplace with raised hearth which is flagged, exposed antique brick chimney breast, beamed lintel and cast iron solid fuel burner installed. There is a set of **LADIES and GENTLEMEN'S TOILETS**.

CATERING KITCHEN, a very large room being comprehensively equipped with full selection of stainless steel catering effects and work surfaces, four section galvanised extraction canopy and comprehensive selection of stainless steel catering effects and work surfaces. The room has fully tiled walls and fully tiled floor. There is small **PREPARATION AREA** off

At first floor with independent access only from the kitchen is a large room which is utilised as a **GENERAL STORE/DRY STORE**.

BASEMENT

At basement level is a two section Beer Cellar providing main ALE CELLAR with GENERAL STORE/ WORKSHOP adjacent.

FIRST FLOOR

PRIVATE ACCOMMODATION

Large DOMESTIC LOUNGE with fireplace. BEDROOM 1, double with fitted wardrobes and single room off used as an OFFICE. BEDROOM 2, double. Well appointed BATHROOM with fully tiled walls, suite of wash hand basin, WC and bath with shower over.

OUTSIDE

To the rear of the property is a very good TRADE GARDEN which is on split levels. The lower section is fully patioed and has retractable awning which is illuminated and heated. The upper level is decked. It is all enclosed by a feature stone wall. There is brick paved CAR PARK with space for eight vehicles. There is also unrestricted parking on the street adjacent.

THE BUSINESS

Our client has owned the property for 24 years and regrettably decided to sell due to recent bereavement. The property is currently closed and has over the last 24 years traded extremely successfully as a community public house with the addition of good food. It has operated evenings only and accounts for the year ended 5 April 2018 show takings of £47,580. A gross profit of in excess of 50% is achieved. The trade is split approximately 80% drink sales and 20% food sales highlighting to prospective purchasers the undoubted scope for developing the catering side of the business further especially in view of the excellent restaurant and catering kitchen facilities from which the pub benefits.

TENURE & PRICE

FREEHOLD £250,000 to include fixtures, fittings and goodwill. 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.

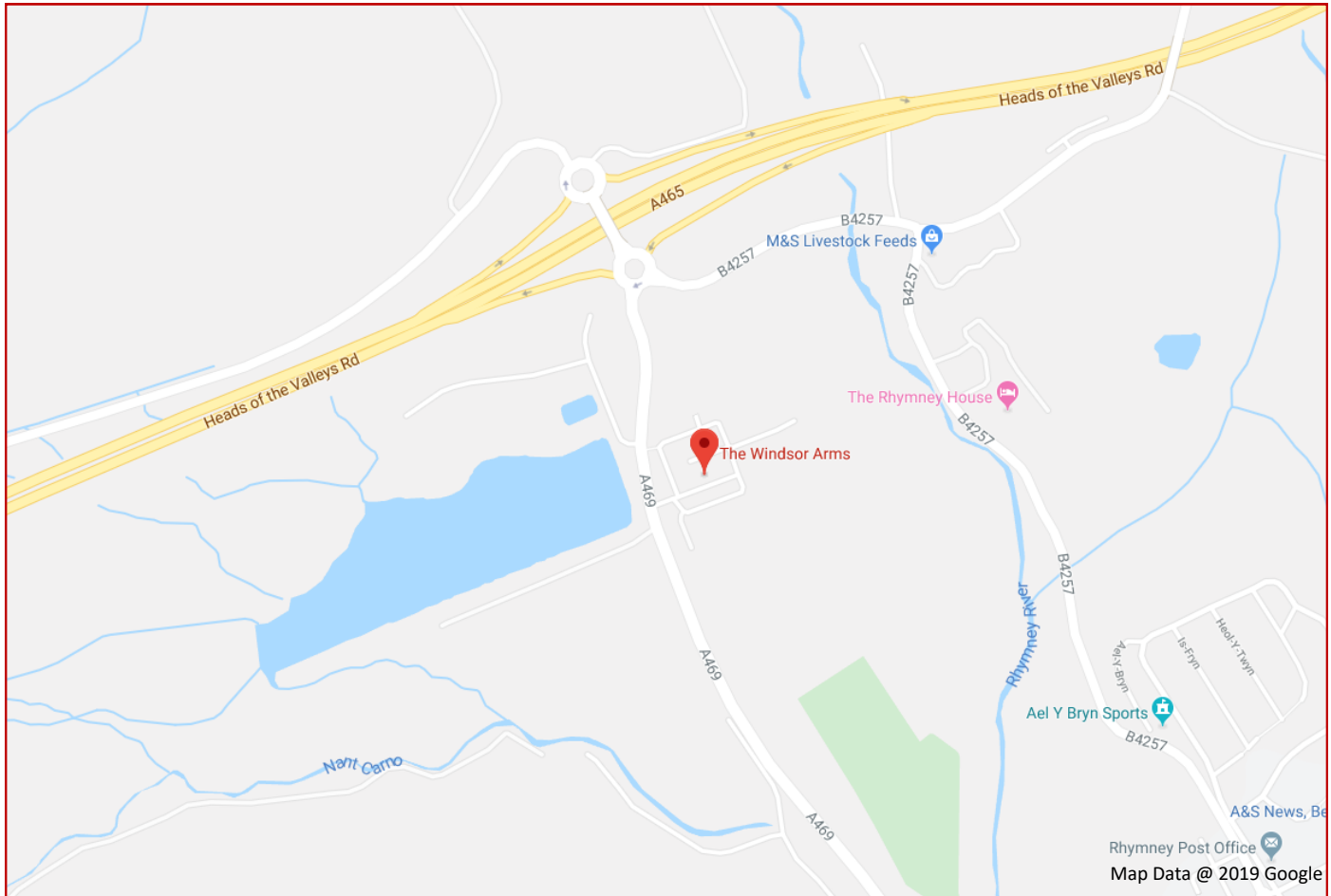


LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 8.00 am and 2.00 am seven days a week.

SERVICES

All mains services are connected and the property has gas fired central heating. There is also a four camera CCTV Security System.



The property is Grade II listed.

Therefore it does not require an EPC.

BUSINESS MORTGAGES – 01834 849795

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