



Carpenters Arms

Llanishen, Chepstow, Monmouthshire NP16 6QH

Leasehold Offers Around £25,000

- With two separate self-contained cottages
- Open plan bar area
- Overflow dining section (60)
- Three en-suite bedroom owners accommodation
- Gardens and parking
- Favourable free of tie lease

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LOCATION

Llanishen is located in the heart of rural Monmouthshire and is a sought after residential area for those working in the local area and the South Wales conurbations. This part of the Wye Valley has become increasingly popular, not only because of a boom in 'staycations' and tourism that is now attracted to the area, but since the M4 tolls were abolished it has become an increasingly desirable location for those working in Bristol in addition to South Wales. The Carpenters Arms is a cottage style premises constructed of stone which is rendered and colourwashed in a traditional Welsh longhouse style. It stands in the heart of the village facing the B4293 Chepstow to Monmouth Road being equidistant between both towns.

The property has a wealth of period charm and character as one would expect from a property of this size. It offers easy to operate bar and dining facilities, as well as two separate self-contained holiday lets and spacious accommodation at first floor.

The property is briefly described as follows:

TRADE AREAS

Entrance vestibule leading into the MAIN BAR, a room of some quality and character arranged around a BAR SERVERY which has exposed stone frontage, polished wooden topped counter and mirror display back fitting. There is a range of traditional pub chairs able to cater for up to 40 customers. There is also a feature fireplace with cast iron solid fuel log burner installed. GAMES AREA with pool table. Access through to overflow RESTAURANT AREA. It has traditional stone flagged floor, exposed stone walls, beamed ceiling and can seat up to 20+ customers. There is a set of LADIES AND GENTLEMEN'S TOILETS. CATERING KITCHEN with tiled floor throughout, a good selection of stainless steel catering effects, work surfaces and extraction canopy. There is a PREPARATION AND WASH UP AREA adjacent and recently created DRY STORE.

ON LEVEL BEER CELLAR and LAUNDRY ROOM.

OWNERS ACCOMMODATION

Located at first floor is the OWNERS ACCOMMODATION with consists of THREE EN-SUITE DOUBLE BEDROOMS. There is a feature GALLERIED LANDING, KITCHEN/DINER and large FEATURE LOUNGE with boarded floor and beamed vaulted ceiling.

HOLIDAY LETS

Attached to the main building but with separate external entrance, are TWO SELF-CONTAINED HOLIDAY LETS (named Oak and Ash) each having LOUNGE, FITTED KITCHEN AND TWO DOUBLE BEDROOMS, both with EN-SUITE BATHROOMS.

EXTERNAL

To the front of the property is a draw on CAR PARK with space for up to 15 vehicles which also has a covered smoking solution with convenient access to the main trading areas.

Rear TERRACED GARDEN with flagged PATIO AREA and lawned upper section. There is a PRIVATE GARDEN for the holiday lets. There is a small domestic garden to the side of the property which is also utilised partly as a service compound being convenient for the catering kitchen areas.

THE BUSINESS

The Carpenters Arms was purchased by our clients in 2003, although since August 2017 to September 2022 it had been let to private tenants on a lease agreement.

The tenants left in October 2022 and after a considerable refurbishment programme the business is now once again being operated by our clients. Takings are approximately £5,000 per week on limited hours. Additionally, the holiday lets provide an income of £1,000 per week, although these are not promoted to full potential.

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



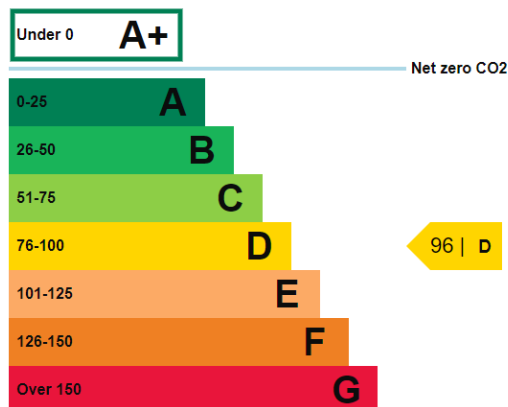
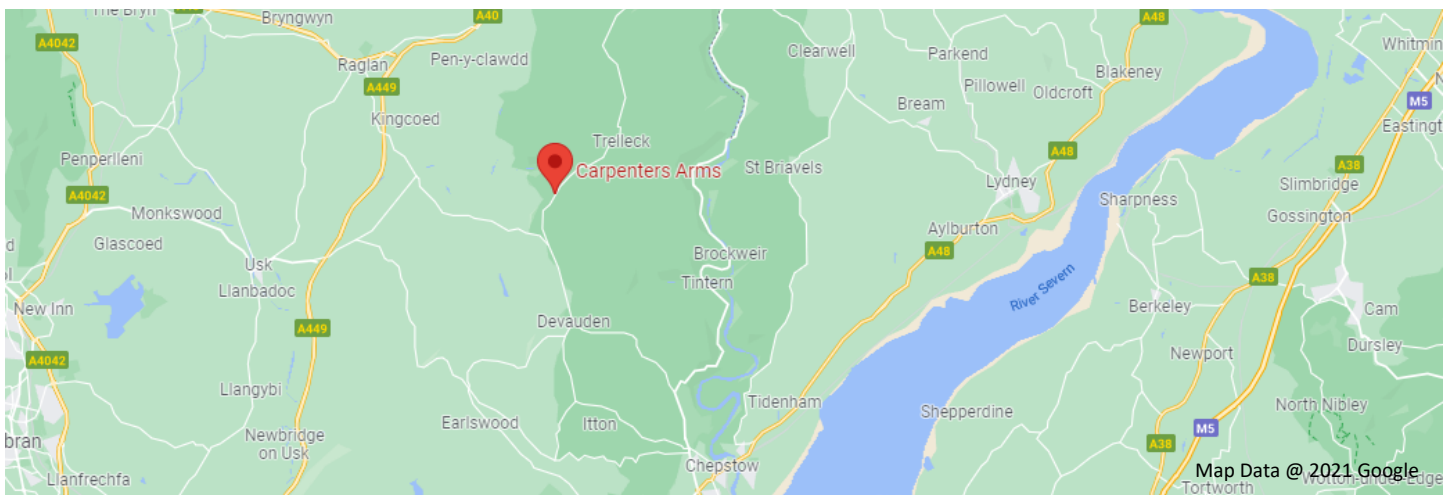
LEASEHOLD	£25,000 to include fixtures & fittings. Stock at valuation in addition.
TERM	For a term of six years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit equivalent to three month's rent in advance.
RENT	Annual rent £25,000, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Full repairing and insuring lease agreement.
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	Please note that VAT will not be payable on the Premium and rental payments.

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 10.00 am and 11.00 pm seven days a week.

SERVICES

Mains electricity and water are connected. Bio Disc drainage. Oil fired central heating to the pub and electric heating system to the holiday lets.



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EPC Reference: 0895-9980-6130-0900-3303

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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