



Fire & Ice

7 Cambrian Road, Newport, Monmouthshire, NP20 4AD

Tenure: Leasehold

Price: £75,000

Ref: 96258

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- High trading pub/venue
- In main pedestrianised area
- Large, open plan main bar/entertainment room
- Three separate bars and four rooms
- Turnover: £359,000 per annum net of VAT with scope

Location

The city of Newport has a rich, industrial heritage renowned for being a port when the steel and coal industries were booming in the late 19th and early 20th centuries. It is the third largest conurbation in Wales, with a population well over 100,000 and serves the much wider, semi-urban community with the densely populated Gwent Valleys extending to the north. It also stands on the Severn estuary, and at the southern tip of the Usk Valley there is easy access to the thriving and desirable residential areas of Monmouthshire.

The city can be accessed by five separate motorway junctions from the M4 and has a very busy city centre, mostly pedestrianised, with the subject property, Fire & Ice, at its heart.

The Property

Fire & Ice forms part of the Cambrian Retail Centre, facing the pedestrianised Cambrian Road which runs from the city centre to the town's mainline railway station, which stands within a few hundred yards of this business.

Fire & Ice occupies three separate retail units which have been conjoined to create one large open plan venue. Before the change in licensing laws, the property was regulated for 690 persons (there is now no longer a numerical stipulation). It offers a large main bar with three separate bars/trade rooms at ground and second floor level.

The business was refurbished in 2024 and is extremely well presented, has excellent facilities, and is briefly described as follows:



Trade Areas

The auditorium style MAIN BAR has a raised seated area alongside the BAR SERVERY, with raised, booth style seating to the side, a gallery from the first floor, and a raised stage to the main section.

There is assorted seating for 200 customers, but there is considerable standing space for more, with some of the loose seating removed at peak times and the main central area utilised as a dancefloor etc.

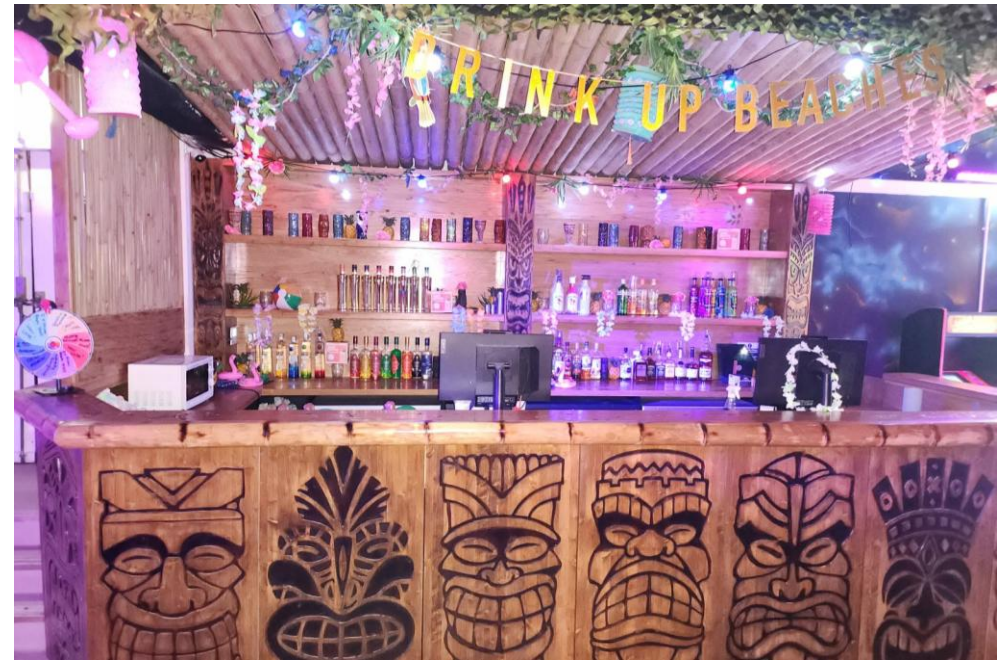
There is a fully equipped BAR SERVERY extending to over 10 metres in length as well as a set of LADIES', GENTLEMEN'S and ACCESSIBLE CUSTOMERS TOILETS.

Also at ground floor is a separate room described as the 'Unplugged' room: in the past this has been utilised for specialist, alternative music and has its own fully equipped BAR SERVERY. It is currently being refurbished but can seat 50 customers. Presently, it is utilised principally for private parties.

On-level BEER CELLAR.

Staircase access leads to the first floor where there are TWO FURTHER BARS. One is a GAMES ROOM/AMUSEMENTS ROOM with assorted seating, two darts areas, photo booth, and six assorted gaming machines. The room has its own fully equipped BAR SERVERY which interlinks with the second bar at this level. This room is known as the 'Tiki' room with a Hawaiian/Polynesian theme, with rattan style seating etc. The bar previously referred to has its own fully equipped servery and when fully furnished can seat 80 customers, with a DJ booth to one corner.

Also at first floor is a further set of LADIES' and GENTLEMEN'S TOILETS as well as an OFFICE SUITE.



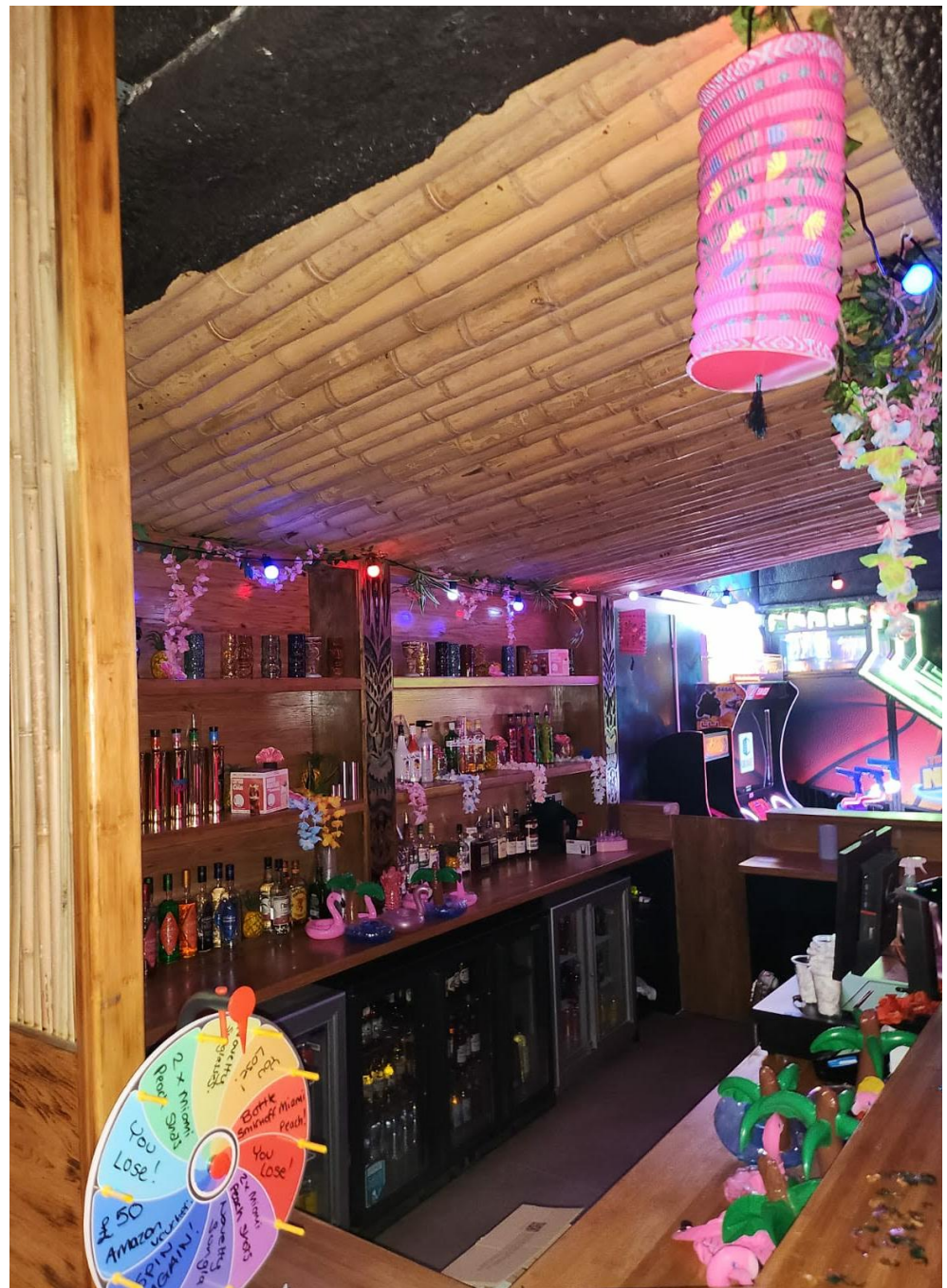


The Business

The business has been operated by the same family since 2012 and was previously under the name of 'Breeze'. Post Covid, our clients decided to refurbish and rebrand which saw the birth of Fire & Ice in 2024. Subsequently, it has operated extremely successfully, with management accounts for the first twelve months showing a turnover of £359,000 net of VAT.

It opens seven days a week with live music, a specialist DJ and karaoke every weekend. There are themed events or private functions during the week.





Tenure & Price

LEASEHOLD £75,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Property is held on a part repairing and insuring lease from a property company, for a term of 20 years which commenced on 25 March 2022. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £52,500 per annum, fixed for the duration of the lease, paid monthly in advance. The lease is free of all trade ties.

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

Licences

Under the terms of the Premises Licence the business is permitted to retail alcohol:

Sunday to Thursday: 12:00 – 00:30

Friday & Saturday: 12:00 – 01:30

Services

All mains services are connected. The temperature is controlled throughout the building by air conditioning.

Local Authority: Newport City Council.





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