



16 High Street

Newport, Monmouthshire, NP20 1FW

Freehold £230,000 | Leasehold £7,500 + VAT

- Central Newport (High Street) pub/bar with 3am licence
- Ground floor bar
- First floor bar/restaurant
- Catering kitchen (in need of refurbishment)
- Also available on favourable private lease

Ref: 94802

01981 250333

wales@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The city of Newport is the principality of Wales' third biggest city with a population of just over 150,000. A former industrial port, it stands at the mouth of the River Usk. It grew during the industrial revolution and steel was a particularly important commodity to this community and the Valleys, which stood directly to the north.

It stands on the M4 motorway which can be accessed from three separate junctions and is just a few miles distant from the capital city of Cardiff. It is also renowned as the location of The Celtic Manor Resort with its four golf courses and conference centre, which hosted The Rhyder Cup in 2010 as well as the 2014 NATO Summit.

The town has a vibrant city centre. The subject property has had a number of names over recent years, most recently 'Bar Amber', more historically 'Brown Sugar', and 'Harvey's' as can be seen from its address on the main High Street, which is now pedestrianised.

It offers good, easy to operate trading areas at ground and first floor and a second floor catering kitchen which is in need of refurbishment and services the trading areas via a dumbwaiter. There is an external paved seating area.

The property is competitively priced on both the freehold and leasehold options to attract an early sale/letting. The property is briefly described as follows:

TRADE AREAS

Ground floor open plan BAR AREA with boarded floor throughout and fitted bar servery with panelled frontage. The room has some loose tables and is in need of refurbishment, but can cater for 40-50 customers seated (licence for 60). Also at ground floor are a set of LADIES' and DISABLED TOILETS.

There is staircase access to a SECOND BAR/GAMES ROOM, again with boarded floor throughout, and assorted seating for up to 40 customers, but the room is licensed for 50. There is dumbwaiter access to the ground floor and a bar counter for the dispensing of bottled products, but this also acts as a reception for the dumbwaiter. The room was previously used for dining as it enjoys extensive glazing providing views over the High Street. The front elevations have 8ft high windows spanning the full width of the building. Also at first floor is an OFFICE and GENTLEMEN'S TOILET.

On the second floor is a former kitchen with its own WALK-IN COLD ROOM and dumbwaiter access. This kitchen would be in need of total refurbishment. There is a further set of LADIES' and GENTLEMEN'S TOILETS.

At BASEMENT level is the BEER CELLAR which has delivery access from the front of the property.

EXTERNAL

The business benefits from a pavement licence which runs the full width of the building, extending 10ft out into the street. (This area is licensed for 60.)

THE BUSINESS

The property has been operated by independent tenants for a number of years now and we do not have access to their trading figures. Prospective purchasers would need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

LICENCE

Under the terms of the Premises Licence, the business is permitted to retail alcohol between the hours of 10:00—03:00, seven days a week.

SERVICES

Mains water, electricity and drainage are connected. Gas is available but not connected. The temperature in the property is controlled by air conditioning over both floors.

Local Authority: Newport City Council

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



TENURE & PRICE

FREEHOLD £230,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

Or alternatively:

LEASEHOLD	£7,500 +VAT to include fixtures and fittings.
TERM	6 years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to 3 month's rent in advance.
RENT	£16,200 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Partially tied, tied on the following nominated products: draught keg beers, lagers and ciders. Free of tie on bottled beverages, wines, spirits and soft drinks.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will be payable on the Premium and rental payments.

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BUSINESS MORTGAGES

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EPC Reference: TBC

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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