



The Farmers Arms

Goldcliff Road, Goldcliff, Newport, NP18 2AU

Tenure: Freehold

Price: £375,000

Ref: 96231

**Sidney
Phillips**

Leisure & Hospitality Specialists



Key Features

- Lounge bar (40)
- Two section restaurant (74)
- Four-bedroom owners' accommodation
- Large gardens and car parking
- Set in a plot of 0.67 of an acre
- Excellent location between Newport & Magor

Location

The village of Goldcliff is a select residential community located just to the south-east of the City of Newport, some 7 miles from the town of Magor. The village has a wonderful rural aspect being located on the Gwent Levels being just a few miles from the British Channel coastline. The Farmers Arms is conveniently located within the village on the main route through the same, well placed for all local residents.

The Property

The Farmers Arms is a substantial building set in a large plot of 0.67 of an acre. It offers a ground floor traditional bar for 40 as well as a restaurant with 74 covers. Additionally, there is spacious four-bedroom accommodation and large trade gardens to the front and rear as well as ample car parking. The property is briefly described as follows:



Trade Areas

Two principal trading areas being a two-section RESTAURANT which has terracotta style tiled floor throughout with some carpeted sections. The room has emulsified wainscoting and is separated into two sections by a central, double sided fireplace with cast iron solid fuel burner installed. There are slatback dining chairs to matching contemporary tables currently arranged for 74 diners. Counter from central BAR SERVERY having tongue and groove panelled frontage and display back fitting. PUBLIC BAR/LOCALS BAR having similar tiled floor although there are some boarded sections, wainscoting to the walls and assorted traditional pub seating currently arranged for 40 customers. Fireplace with stone surround, raised flag tile hearth and cast-iron solid fuel burner installed. Counter from central bar servery, again having tongue and groove panelled frontage.

LADIES', GENTLEMEN'S and DISABLED ACCESS CUSTOMER TOILETS.

CATERING KITCHEN is of a very good size with a comprehensive selection of stainless steel catering effects and work surfaces, Altro nonslip flooring, eight section ceiling fitted galvanised extraction canopy. Access off into a FREEZER ROOM similarly appointed with walk-in COLD ROOM. There is access from the kitchen directly into a good size SERVICE COMPOUND.

On level BEER CELLAR with delivery access from the side of the premises.

Owners' Accommodation

Located at first floor with its own separate access comprising: OFFICE, large domestic LOUNGE, BATHROOM with suite of wash hand basin, WC and bath with shower over. Separate SHOWER ROOM, separate WC, BEDROOM ONE of DOUBLE SIZE with fitted wardrobes and THREE further DOUBLE BEDROOMS, KITCHEN with modern fitted kitchen units.





External

FRONT: CAR PARK with space for 30 vehicles. PATIO with picnic style bench seats for 30+ customers. Large enclosed lawned GARDEN with 'A' frame picnic bench seats together with circular eight-seater concrete based seats currently arranged for 75+ customers and CHILDREN'S SWINGS.

REAR: Further enclosed trade garden, a considerable area of which is covered and laid to patio. External seating for a further 70+ customers together with an extensive CHILDREN'S PLAY AREA with swings, climbing frame, Wendy house etc.

In total the plot extends to 0.67 of an acre.

The Business

Our clients acquired the business some 11 years ago in 2015. For the first four years of their ownership, they operated the business themselves but for the subsequent seven years it has been let to independent tenants. The last tenant vacated in April last year, since when our clients have been operating the business themselves once again and we are advised that takings average between £7,000 and £8,000 per week split 60% food sales and 40% wet sales.

This trade is achieved despite relatively limited trading hours, and prospective purchasers will see the undoubted scope for developing the business further, especially with the exploitation of the catering facilities and by operating longer hours.



Tenure & Price

FREEHOLD £375,000 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 permitting the retail of alcohol:

Seven days a week: 10:00 – 00:00

Services

Mains electricity and water are connected. Sewage treatment plant. LPG utilised for catering equipment. Oil fired central heating.

Rateable Value: £14,500 rising to £20,500 from 01/04/2026

Local Authority: Newport City Council





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