



The Ruperra Arms

73 Caerphilly Road, Bassaleg, Newport, NP10 8LJ

Tenure: Freehold/Leasehold

Price: £395,000/Nil Premium

Ref: 96199

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Two-section character bar and restaurant
- First floor accommodation
- Trade garden (70)
- Car park
- Turnover: £535,000 net of VAT
- Favourable free of tie private lease available

Location

The popular Monmouthshire village of Bassaleg is located on the M4 corridor, just off Junction 28 of the M4 motorway, between the cities of Newport and Cardiff. It is a desirable and attractive residential village which, in the past, has been awarded a national prize for 'Best Kept Village'. It has its own primary and secondary school, together with a parade of shops.

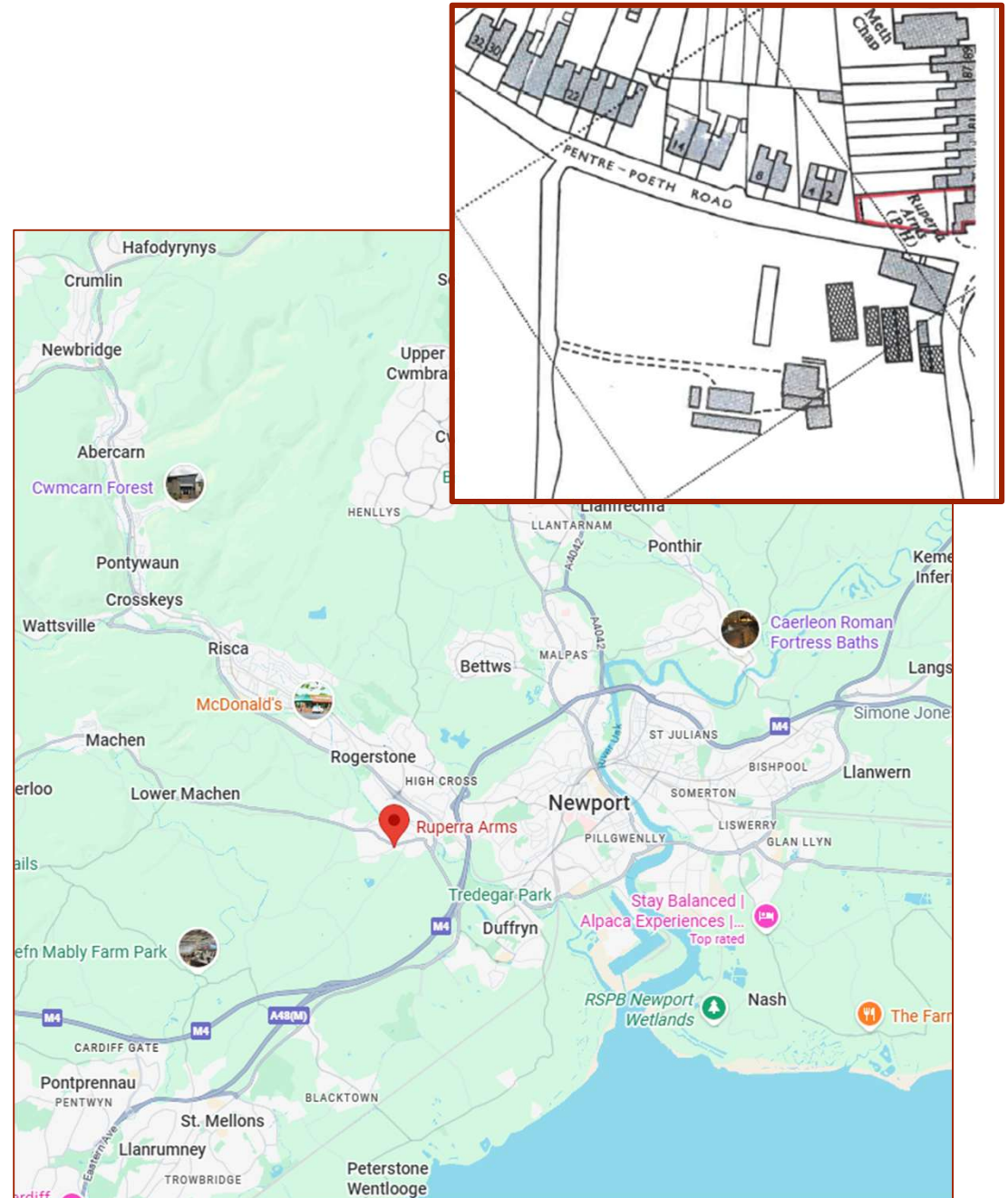
The Ruperra Arms is located in the heart of the village, adjacent to the village green/playing field and hall. It is prominently positioned on a corner site and offers attractive and well-appointed trade areas, excellent external facilities, as well as a number of rooms at first floor. Previously, this had comprised two bedroom owners' accommodation but has now been utilised as an office and additional storage facilities.

Trade Areas

Ground floor

The ground floor comprises two interconnecting rooms, both well-appointed and furnished. The MAIN BAR/RESTAURANT has part slate tile and part boarded floor, beam effect walls and ceilings, and assorted seating for 40 diners. It is arranged around a central bar servery which has panelled frontage.

There is a rear DINING ROOM which has boarded floor throughout, beamed walls and ceiling, and assorted, matching dining chairs and tables currently arranged for a further 20 diners. Serving hatch from counter. LADIES' AND GENTLEMEN'S TOILETS.



Trade Areas continued

CATERING KITCHEN which is well-equipped with a good selection of stainless steel catering effects and work surfaces, Altro nonslip flooring and extraction canopy.

Basement BEER CELLAR.

External

The garden is a feature of the pub and is located to its side. It is principally patioed with an Astroturf 'lawned' area. There are 'A' frame picnic style bench seats to the two areas, currently able to cater for up to 70 customers.

Draw-on CAR PARK with space for six vehicles.

The Business

The client has owned the property for the last eight years, having acquired the same in early 2018. It has become well established as one of the most popular pubs and dining venues within this popular village and the surrounding area.

We are advised that accounts for the last financial year will show takings net of VAT of approximately £535,000. We are advised this is split 2/3 food sales to 1/3 wet sales. Given the mix of trade, this is not to be dismissed purely as a restaurant pub, given the high volume of wet sales that are enjoyed.

Our client has now decided to let the property on lease due to the demands of their other business interests in the north of England. As detailed, it is being offered on very favourable lease terms.





Tenure & Price

FREEHOLD £395,000 to include goodwill, fixtures and fittings.
Stock at valuation in addition.

Alternatively:-

LEASEHOLD – NIL PREMIUM (see Heads of Terms on page 6)

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

Viewing strictly by appointment only.



LEASEHOLD	Nil Premium to include goodwill
TERM	Six 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 three months' rent in advance.
RENT	£28,000 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Full repairing and insuring lease.
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).
TIE	Free of tie.
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 not be payable on the Premium and rental payments.

Licences

Under the terms of the premises licence, the business is permitted to retail alcohol : Monday to Saturday: 11:00 to 00:00 and Sundays: 12:00 to 23:30

Services

All mains services are connected. The property has the benefit of gas fired central heating.

Rateable Value: £12,700 as at 1st April 2026

Local Authority: Newport City Council.



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