



Kutir

5 The Oldway Centre, Monnow Street, Monmouth, Monmouthshire, NP25 3PS

Tenure: Leasehold

Price: £29,500

Ref: 96463

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Well-appointed lock-up premises
- Ground floor seating (35) and galley style kitchen/service area
- First floor restaurant (40)
- External seating (8)
- Would suit any type of café/restaurant
- New seven year lease

Location

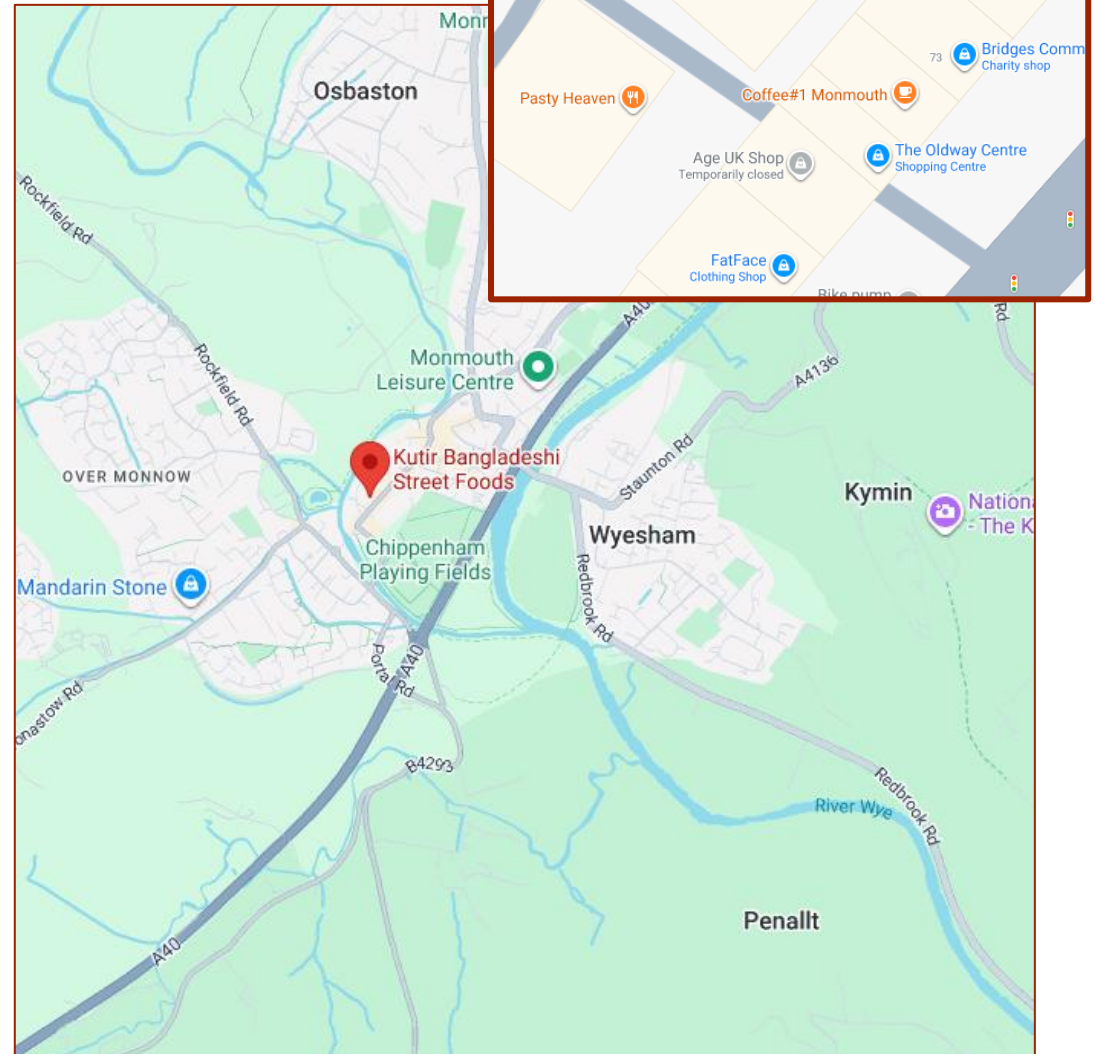
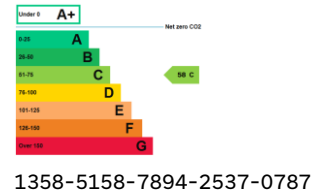
The historic county town of Monmouth is situated at the meeting of the rivers Monnow and Wye, just two miles from the English border. Monmouth is one of Wales's most historic towns; founded in medieval times, it was one of Britain's largest and most civilised settlements. It has a rich history, being the birthplace of Henry V.

Monmouth is now a well established market town and tourist centre in the Wye Valley, with excellent access to Cardiff via South Wales and the M4. It benefits from good transport links: it lies alongside the A40 dual carriageway trunk route, with which the A449 links to provide connections to the Midlands and South Wales. As of the 2021 census, the population of Monmouth was 10,317.

The Property

Kutir is located in a busy position in the town centre, just off the high street (Monnow Street), in the Oldway Centre. Many pedestrians walk through the Oldway Centre en route to the town's bus station. The property forms part of a mews of shops and appears to be constructed mainly of brick with rendered and colourwashed elevations.

This is a well planned and easy to operate restaurant set over two floors, with the ground floor having a galley style kitchen and the first floor having extra seating. Our clients operate the business as a Bangladeshi and Indian Restaurant during the evening. However, it would suit any restaurant or café style.



Trade Areas

GROUND FLOOR

Front entrance with stairway to first floor and entrance to the ground floor, open plan TRADING AREA. This area has part tongue and groove panelled walls, fixed, upholstered wall seating and loose matching ladderback chairs for 35 customers. Open plan KITCHEN with five-section extraction unit. The kitchen is comprehensively equipped with stainless steel catering effects, a wash-up, a utility room and ancillary storage. Staff WC. Rear access to communal bin area. Connected to the open plan kitchen is the BAR SERVERY with panelled front and EPOS till system.

Note: there is an additional staircase to the rear of the building which leads to the first floor and is used by staff.

FIRST FLOOR

Fixed, wall upholstered seating and rattan chairs for 40 customers. Feature floral wallpaper and laminate flooring throughout. BAR SERVERY with panelled front and mirror back display. LADIES' and GENTLEMENS TOILETS.

External

To the front of the premises is seating for eight customers. However, in the evenings, the adjoining shop allows Kutir to utilise their outside area which can seat 15 customers.

The Business

The business currently trades as an authentic Bangladeshi restaurant. The opening hours are 5pm to 11pm, six days per week (excluding Mondays). It offers a wide variety of classic dishes and attracts a number of customers from the locality.

Kutir recently achieved an Excellence Award in the 'Street Food Restaurant of the Year' category at the 2026 Welsh Restaurant Awards. Prospective purchasers will undoubtedly see the potential for increased trading hours and may wish to open at lunchtimes.





Tenure & Price

LEASEHOLD £29,500 to include goodwill and trade fixtures and fittings. Stock at valuation in addition.

FIXTURES & FITTINGS – Recently, Kutir has had a new extraction unit fitted as well as a new boiler.

Kutir is held on a part repairing and insuring lease from a private individual for a term of seven years, commencing 15 April 2026. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £18,500 per annum, paid monthly in advance. The next rent review is due on 30 November 2028. 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

A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £17,750 from 1st April 2026.

Local Authority: Monmouthshire County Council.





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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