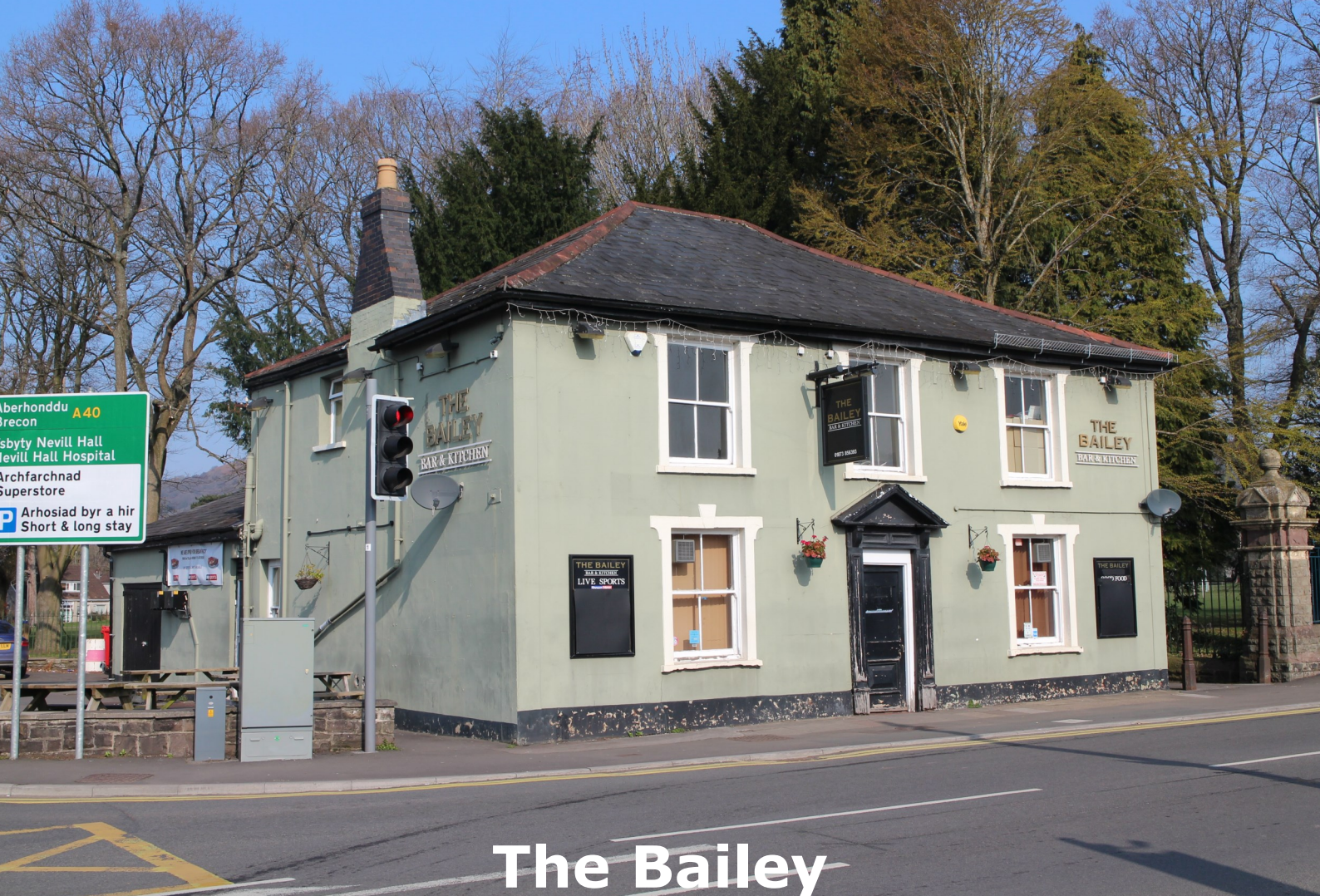




The Bailey

Hereford Road, Abergavenny, Monmouthshire, NP7 5PR

Freehold £225,000

- Market town edge of Centre Freehouse
- 3 section open plan bar (60)
- Catering kitchen
- 4 bedroom owners accommodation
- Excellent external trading area
- Car parking

Ref: 91894

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SP Sidney
Phillips



LOCATION

The lovely market town of Abergavenny (population 12,500) is located on the edge of The Brecon Beacons National Park at the intersection of the trunk routes, the A465 Heads of the Valleys Road and the A40.

It is well titled as a gateway to Wales and as well as being a prosperous agricultural area, it is also a popular residential location for those working in the South Wales conurbations.

The Bailey holds a prominent corner position on the junction of the main Hereford and Brecon roads on the edge of the main town centre, adjacent to the new multi-million redevelopment scheme superstore and other businesses located on the site of the Old Livestock Market. To the rear is the famed Bailey Park being the largest centrally located parks in a market town of this size and home of Abergavenny Rugby Club

The property is briefly described as follows:-

TRADE AREAS

The MAIN BAR AREA is in three sections arranged around a central bar servery which has panelled frontage, and counter on three sides. The main bar area has boarded floor, part exposed stone walls, feature fireplace with raised hearth. Fixed upholstered bench seating with loose and slat back chairs and high chairs to servery to accommodate up to 50 customers.

Access through to rear GAMES ROOM with pool and darts throw, again this area has a boarded floor, and direct access onto the trade garden. There is a set of LADIES and GENTLEMAN'S TOILETS.

CATERING KITCHEN altro non slip flooring, fully sealed walls and 5 section ceiling fitted galvanised extraction canopy.

BASEMENT beer cellar.

OWNERS ACCOMMODATION

Domestic KITCHEN with fitted units, BATHROOM with suite of wash hand basin, WC and bath, large domestic lounge. BEDROOM 1 a double size. BEDROOM 2 a single size. BEDROOM 3 a double size. BEDROOM 4 a single size (currently utilized as an office).

EXTERNAL

There is CAR PARKING to the side and rear of the property which could cater for up to 8 – 10 vehicles. However much of this is currently being utilized as a trade garden with A-frame picnic style bench seats. There is also a covered smoking solution to the rear which has adjacent access from the rear games area.

THE BUSINESS

The business has been hitherto let on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

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

INVENTORY

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

An inventory of fixtures and fittings will not be provided by the Seller. If required, the Buyer may obtain an inventory (approved by the Seller) at its own cost. The Seller will not be required to remove any such items that remain on the property on completion.

LICENCE

A full Premises Licence is held.

SERVICES

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

Local Authority:

Monmouthshire County Council, County Hall, The Rhadyr, Usk, NP15 1GA

Telephone: 01633 644644

Rateable Value: £8,750



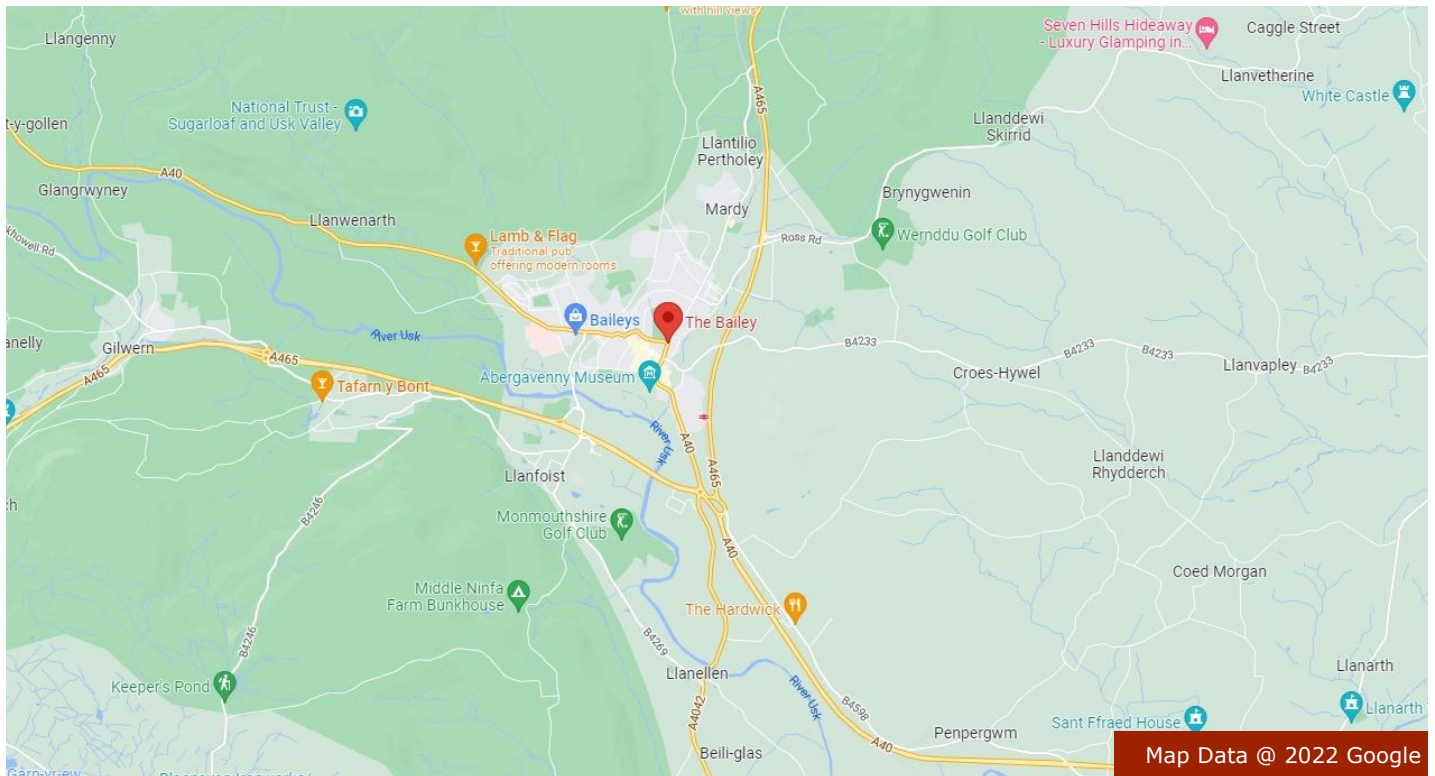
TENURE & PRICE

FREEHOLD £225,000

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

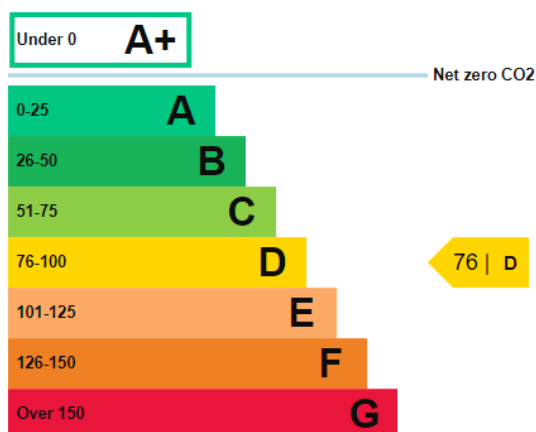
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Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 6758-9829-0006-3477-5348

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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