



The Spice Inn

Fairwater Square, Fairwater, Cwmbran, NP44 4TA

Freehold £297,500 or Nil Premium Lease

- Substantial area for Restaurant, Snooker Centre, Pub, Entertainment Sports Bar etc
- Purpose-built property with multiple entrances (former pub)
- Open plan, split level dining area
- Former bar (requires refurbishment)
- Four bedroom flat upstairs with separate entrance
- Extensive parking (40)
- Currently vacant and closed
- Property requires refurbishment
- Potential to be split and sub-let

Ref: 3125

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SP Sidney
Phillips



LOCATION

Fairwater stands on the south-western edge of the town of Cwmbran, some 6 miles north of the city of Newport and the M4 motorway. It is a densely populated residential area and The Spice Inn is located at its very heart, adjacent to a shopping centre.

The Spice Inn was formerly a public house and a community centre known as 'Fairwater House'. It was then converted to an Indian Restaurant with open plan dining areas able to cater for 200 persons. However, these areas together with the catering kitchen are no longer equipped.

The property is currently closed and is briefly described as follows:-

TRADE AREAS

GROUND FLOOR

OPEN PLAN TRADING AREAS on split levels, able when refurnished to cater for 200 customers seated. The rooms are arranged around a CENTRAL BAR SERVERY which has counters on three sides and has mirror display back fitting.

There is an extremely LARGE CATERING KITCHEN with Altro nonslip flooring and ten section ceiling fitted galvanised extraction canopy. 'Walk in' DRY STORE with 'walk in' COLDROOM. There is also a STAFF TOILET.

The trading areas are approached from the main entrance, off which is an INNER HALLWAY and a set of LADIES', GENTLEMEN'S AND DISABLED TOILETS, as well as a BABY CHANGING ROOM.

Another LARGE TRADING ROOM (former bar) 40m x 15m, not currently utilised. It is arranged on split levels being carpeted with drinking shelves to walls with some fixed seating (in need of refurbishment). It also has its own separate external entrance which leads into the main dining facilities. Off this second entrance is a further set of LADIES' AND GENTLEMEN'S TOILETS.

OWNERS ACCOMMODATION

At first floor is the PRIVATE ACCOMMODATION which comprises BEDROOM 1, DOUBLE SIZE, BEDROOM 2, SINGLE SIZE, BEDROOM 3, DOUBLE SIZE, LARGE DOMESTIC LOUNGE, good sized KITCHEN AREA (unfitted) and BATHROOM with suite of wash hand basin, TOILET, bath with shower over and bidet. The living accommodation is also approached via a separate external entrance and at ground floor off this entrance is BEDROOM 4, DOUBLE SIZE.

EXTERNAL

Adjacent to the main entrance is a large PATIOED AREA which had previously been utilised as a beer garden, but since the property has become an Indian Restaurant, it is no longer used for trade purposes.

The property has an extensive lined tarmacadamed CAR PARK on two sides of the building providing lined spaces for 40 vehicles.

THE BUSINESS

The property was acquired by our clients in 2011, subsequent to which it has always been operated by third party tenants. Therefore no trading figures are available and prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet. It has been closed since 2019.

LICENCE

Under the terms of the Premises A3 Licence, the business is permitted to retail alcohol between the hours of 11.00 and 23.30 Sunday to Thursday and between the hours of 11.00 and 00:00 on Friday and Saturday.

SERVICES

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

The property also benefits from a solar powered system with 16 solar panels on the roof with a new transforming processor which reduces the electricity costs of the property considerably.

Local Authority: Torfaen County Borough Council, Civic Centre, Pontypool, NP4 6YB

Telephone: 01495 762200



Please note that all photographs in these particulars were taken prior to closure.

The business is no longer furnished.



TENURE & PRICE

FREEHOLD £297,500.

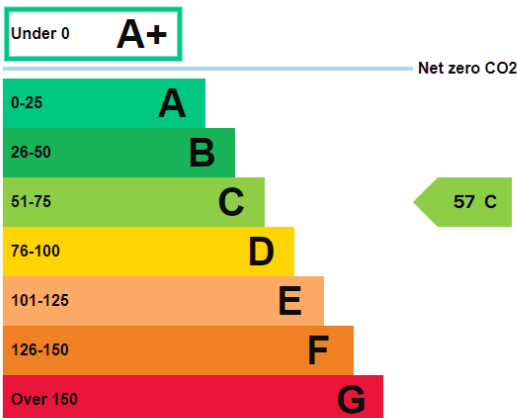
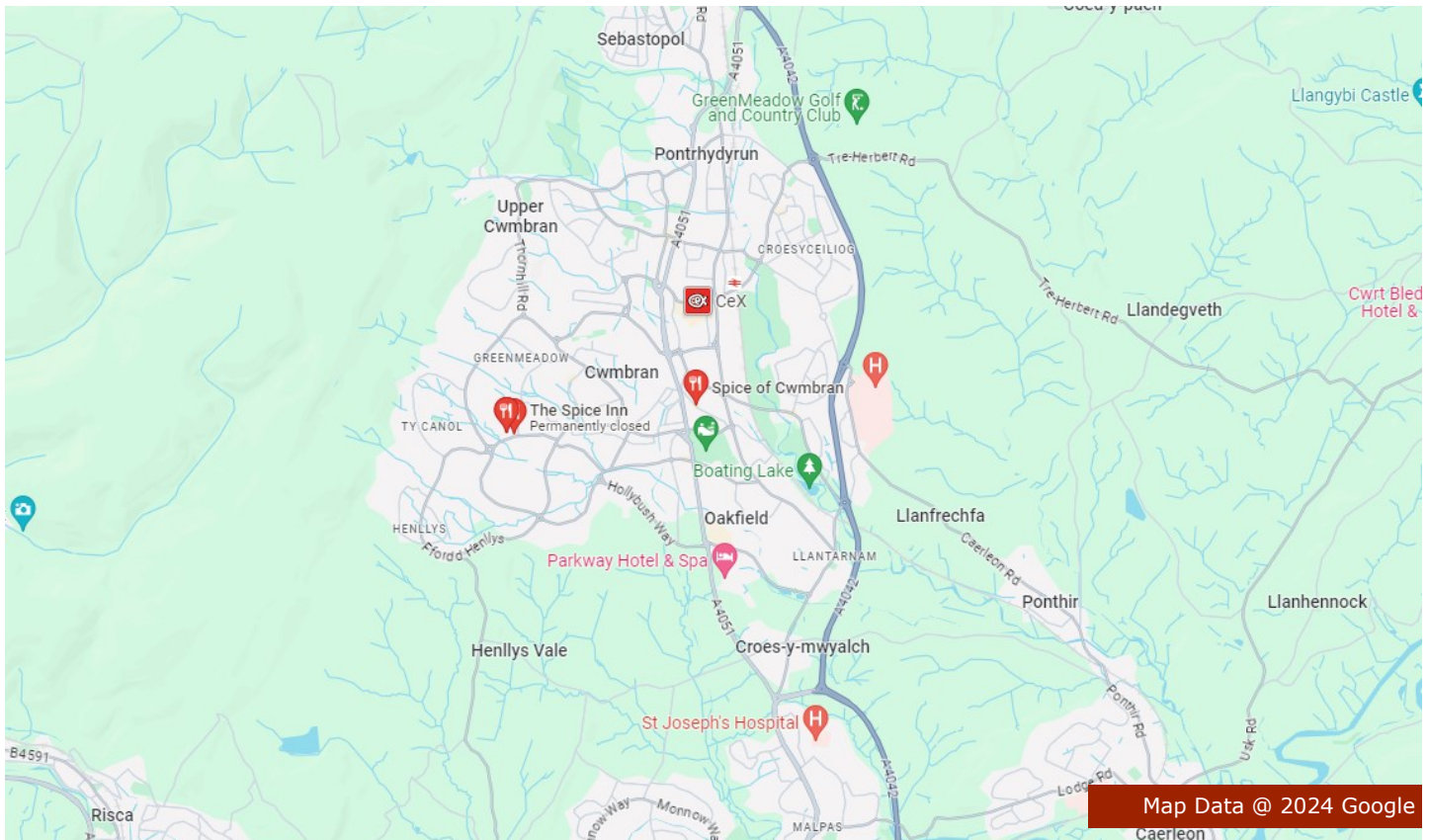
Please note this is a virtual freehold/ground lease. The property is held on a 999 year lease commencing 24 June 1969, subject to a peppercorn rent. The ground is owned by the local authority.

OR ALTERNATIVELY:

Our clients are prepared to consider applications for a new Twenty Year Full Repairing and Insuring Lease, **WITH NO PREMIUM** being payable. The first twelve months to be rent free and thereafter a commencing rental of £25,000 per annum is applicable. The business will be free of any trading tie and this agreement will be protected by Part II of the 1954 Landlord & Tenant Act.

Under the terms of the lease, the successful applicant will be required to lodge a security deposit equivalent to one quarter's rent with the freeholder. No direct approach to be made to the business, with all communications directed through Sidney Phillips.

Viewing strictly by appointment only.



BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 8434-8731-5913-2427-9445

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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