



THE HARDWICK

HARDWICK, ABERGAVENNY, MONMOUTHSHIRE, NP7 9AA

FREEHOLD £695,000

REF: 93201

 Sidney
Phillips

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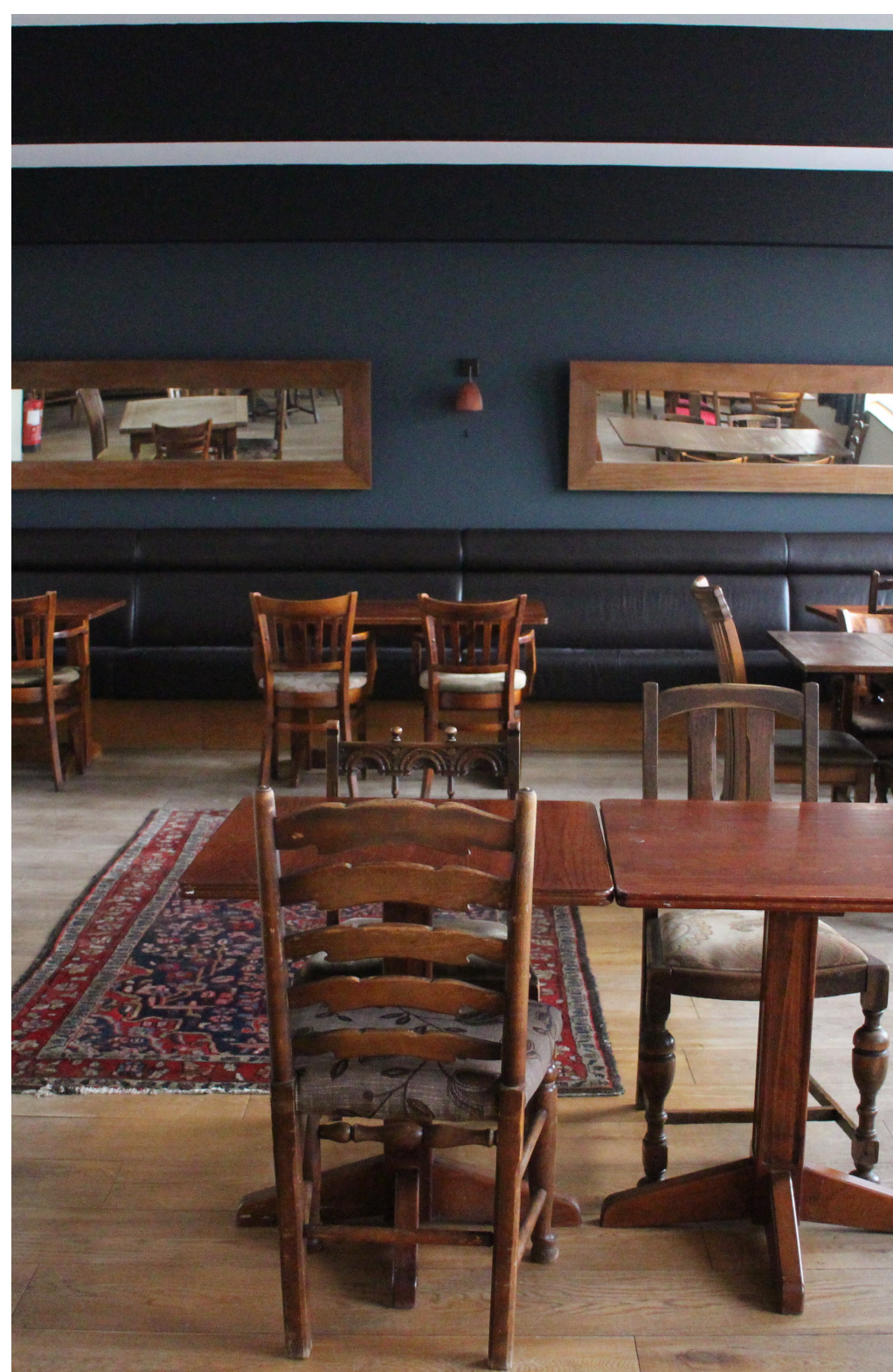
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THE HARDWICK

- Renowned **award-winning** gastro pub and restaurant with rooms
- Four** interconnecting **bar** and **restaurant areas** (120)
- Eight en suite letting bedrooms**
- Excellent **catering facilities**
- Owners accommodation

The Hardwick (formally The Horse & Jockey) was originally a traditional pub acquired by our clients some 15 years ago. Since that time, it has been completely redeveloped, improved and extended, to include the addition of a letting suite. To many, its renowned reputation needs no introduction - it was voted 20th in “**Best Gastro Pubs in the UK**” and third in the “**Best Restaurants in Wales**”. Due to a partnership split it is currently closed but remains fully furnished and is ready to reopen at extremely short notice.



TRADE AREAS

The trading areas are four interconnecting bar and restaurant areas, all arranged around a central bar servery which has counters in two of the rooms. To the rear is the main catering service room. The two bar areas have quarry tiled floors throughout and heavily beamed ceilings.

BAR

A stunning room featuring a fireplace with emulsion stone surround, beamed lintel, and a cast iron solid fuel burner installed. There is a bar counter with wood-panelled frontage and traditional seating, including pews and slatted back dining chairs, currently arranged for 22 diners.

LOUNGE

The **lounge** has a feature vaulted beamed ceiling and part quarry tiled, part slate tiled floor. There is some fixed leather upholstered seating, other pews and easy chairs including poseur chairs to a nine metre long servery counter, enabling the room to cater for approximately 40 customers seated.

RESTAURANT

The **two restaurant areas** extend beyond the bar and lounge; the first having boarded floor throughout, heavily beamed ceiling, pews and traditional dining chairs currently arranged for a further 22 or so customers. The larger restaurant has boarded floors throughout, a run of fixed leather upholstered seating to one wall, otherwise loose dining chairs to assorted tables, currently arranged for 40 or so diners. There is a double door access onto the trade patio to the rear.

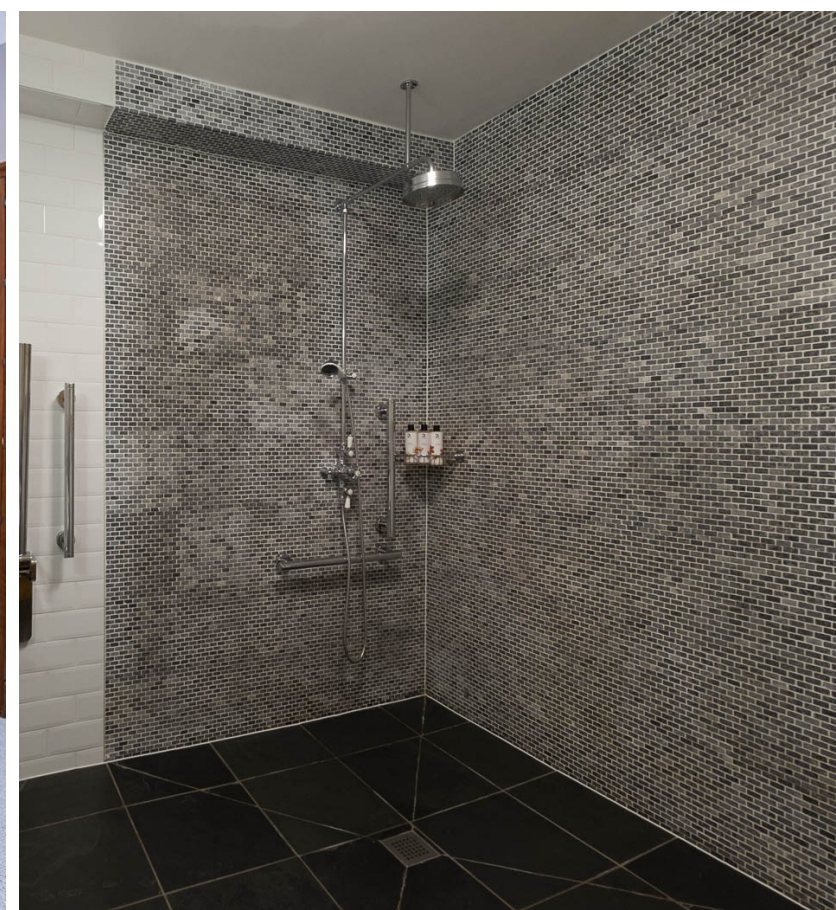
KITCHEN & UTILITIES

The **catering kitchen** is of a considerable size and extremely well furnished and equipped as you would expect from a restaurant of this repute. The main catering areas have Altro nonslip flooring throughout, fully sealed walls, central hung extraction canopy and a comprehensive selection of stainless steel catering effects and work surfaces. There is an extensive preparation area as well as a freezer room with walk-in cold room.

There is also an on-level **cellar** which currently has a Python system, a **walk-in drystore** with dexion racking and **staff locker room** with shower and WC. There is also a small **office area** and a large walk-in, racked **wine store** with glazed access to the smaller dining room.

To the rear of the servery is a **wash-up/dispensing area**.





LETTING ACCOMMODATION

In a separate, purpose-built hotel block are **eight en suite letting bedrooms** arranged as twins and doubles across two floors. It has a unique design which wraps around the rear trade garden creating a courtyard feel. Each bedroom is well equipped, finished to a high standard and fully furnished to include coffee making facilities, television and full bedroom suites, some having king size zip and link beds.

The ground floor bedrooms all have full length windows with wooden shutter blinds and similar style bathrooms. All bathrooms that include baths have overhead and handheld showers.





OWNERS ACCOMMODATION

Located on the first floor and arranged as follows:

Kitchen/lounge.

Bedroom 1: Small double (currently used as an office)

Bedroom 2: Double

Bathroom: With wash hand basin, WC and bath with shower over.

Bedroom 3: Double with fitted wardrobes

EXTERNAL

The property stands in a large plot. As previously referred to, there is a courtyard trade garden to the rear of the trading areas and adjacent to the letting accommodation. Lawned garden adjacent and a lined tarmac car park with space for 32 vehicles and further parking to the front of the property.

LOCATION

The village of Hardwick is located just a mile or so from the edge of the thriving market town of **Abergavenny**. Abergavenny is known as the gateway to Wales but also to the **Brecon Beacons National Park** and the **Usk Valley**. It is one of the most sought-after and popular residential locations in South Wales and this popular, rural part of Monmouthshire. It is notable for being the culinary centre, renowned for its annual food festival.

THE BUSINESS

The reputation and success of The Hardwick is known to all. Prior to the Covid-19 pandemic, annual gross takings were **£1,200,000**. The business is well-known as a gastro pub listed **20th in Best Gastro Pubs in the UK** as well as being **third best restaurant in Wales**. However it should not be dismissed purely as a dining venue as it has excellent bar facilities as well as the eight outstanding letting bedrooms.

TENURE & PRICE

Freehold: £695,000 to include fixtures & 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.

LICENCE

A premises licence is held.

SERVICES

All mains services are connected.

Local authority: Monmouthshire County Council

Rateable Value: £73,500 as of 01 April 2023

EPC reference: N/A



