



Carpenters Arms

Shirenewton, Chepstow, Monmouthshire NP16 6BU

Freehold £330,000

- Monmouthshire, near Chepstow, character Village Freehouse
- Six inter-connecting beamed & stone flagged Bar areas (100)
- 2 bedroom owners accommodation
- Car Park
- For sale after 13 years in same owners hands

Ref: 91827

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SP Sidney
Phillips



LOCATION

These most appealing cottage style roadside premises, occupy a prime position facing the B4235, some 3 miles west of Chepstow and 10 from Usk. Shirenewton is a large residential village with a growing number of high worth/high spend executive residents. It is a convenient drive out from both Chepstow and Caldicot.

The Carpenters Arms is a long linear property which at one time appears to have been a number of cottages which have been combined to create these character premises, where many of the period features including genuine stone flagged floors, open fireplaces and beamed ceilings have been retained. The Pub stands behind its own easy to draw on car park in a prime location in glorious wooded surroundings. This Inn is built in the main of stone, and has rendered and colour washed elevations under a mainly tiled roof. It is briefly described as follows:

TRADE AREAS

The trade areas have a wealth of period charm and character and due to the style of property a run of 6 SMALL/MEDIUM SIZED ROOMS. These can seat throughout approaching 100 customers and provide many separate intimate character areas. It has a mixture of carpeted boarded and stone flagged floor, heavily beamed ceilings (partially vaulted), three separate open fireplaces, all arranged around a central bar servery which is the fulcrum of these trading areas. With convenient access from the main dining sections there is a fully equipped CATERING KITCHEN and in addition there is a set of LADIES AND GENTLEMAN'S CUSTOMER TOILETS. There is an on level beer cellar with further storeroom.

OWNERS ACCOMMODATION

FIRST FLOOR

Arranged as first floor comprising BEDROOM 1, double. BEDROOM 2, double. SHOWER ROOM with shower cubicle, WC and wash hand basin. Large LOUNGE with feature tiled surround fireplace.

EXTERNAL

Our clients have constructed a smoking solution to the front of the property, there is also three marble tables with café style metal chairs for customer use during the summer months. There is a lined hard standing car park for approximately 20 vehicles to the front of the property. There is no rear garden. Integrated LOG STORE. Block built coal bunker. Block built WASH ROOM/BOILER ROOM.

THE BUSINESS

As previously stated our clients have operated the property since January 2009, originally as tenants and subsequently acquiring the freehold from the pub company owners.

It has operated as a traditional locals pub with accounts for the year ending 31 May 2019, the final full trading period before the Covid-19 outbreak showed taking net of VAT of £81,250. This trade is mainly wet sales, highlighting to prospective purchasers not only the strength of the local custom but also undoubted scope for developing the catering side of the business further. During the two years where trade was affected due to covid lockdowns our clients did not reopen and are now doing so for the Spring of 2022.

TENURE & PRICE

FREEHOLD £330,000 to include fixtures, fittings and goodwill. 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.

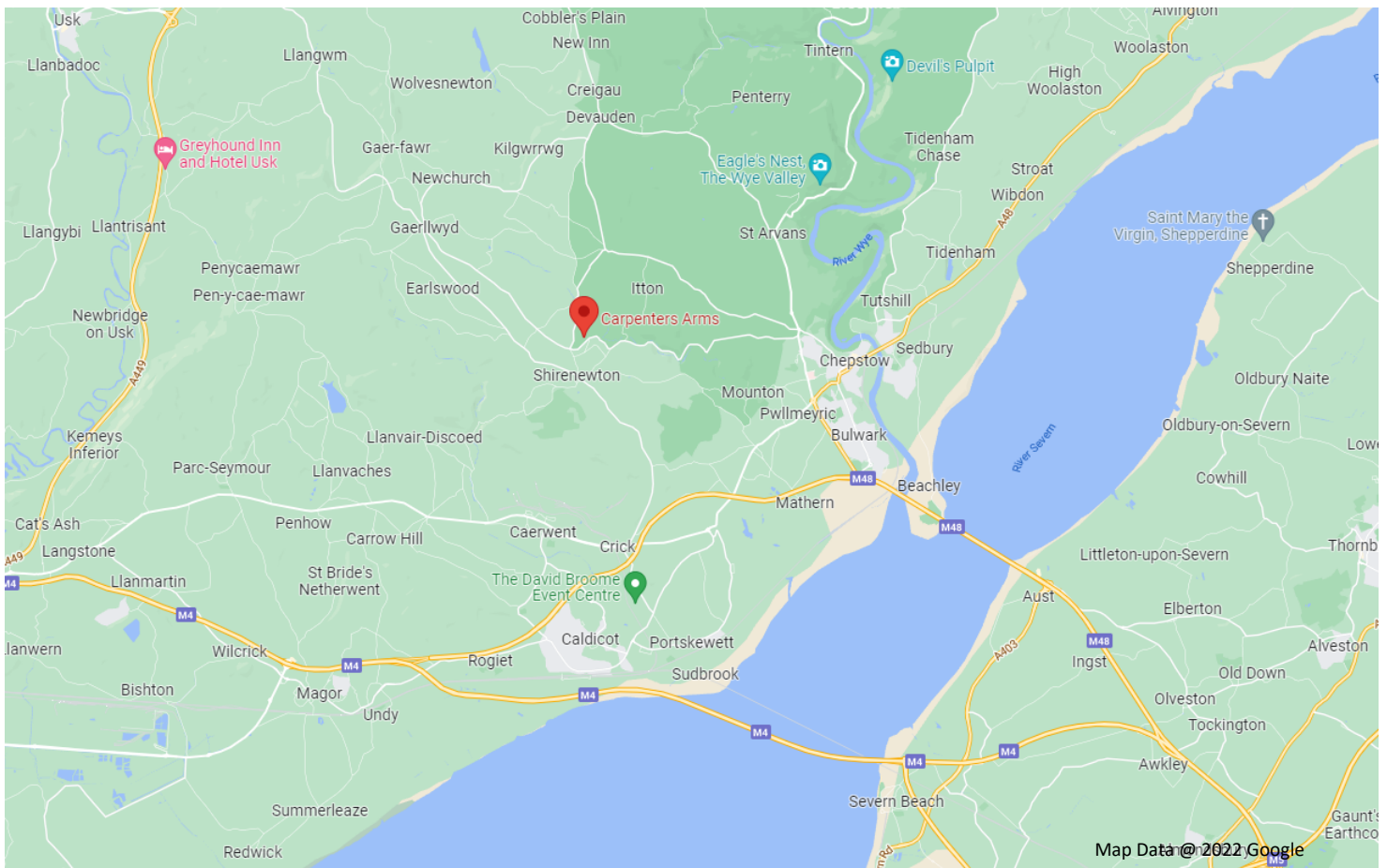
LICENCE

A full Premises Licence is held.
11.00 to 12.00 Monday to Saturday
12.00 to 12.00 Sunday

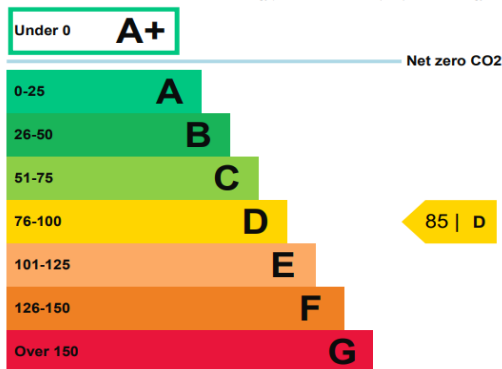
SERVICES

All mains services are connected.
Local Authority: County Hall, The Rhadyr, Usk, NP15 1GA
Telephone: 01633 644644





17/03/2022, 19:58 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK



EPC Reference: 5477-6654-4900-6432-0233

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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