



Milton Hotel

Llanwern Village, Newport, NP18 2DU

Freehold £495,000

- Edge of Newport Village Centre Inn
- Superb location and for sale after 16 years in the same owners hands
- Character three section Lounge Bar (80), Restaurant (50)
- 6 en suite Letting Bedrooms
- Car Parks
- Excellent Terraced Garden
- Currently closed

Ref: 91369

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Phillips



LOCATION

The select and sought after village of Llanwern is located just off the A48 a mile or so east of the City of Newport and two miles from junction 24 (Celtic Manor) of the M4 motorway. Llanwern is one of the most popular and sought after residential locations anywhere in South Wales, and is an attractive fast expanding village with over 1300 new homes being constructed.

At the very heart of the village is the subject premises, the Milton Hotel, which is ostensibly a Public House and Restaurant with letting bedrooms. It has an attractive three section bar, separate restaurant and 6 en suite letting bedrooms. It also benefits from an excellent terraced garden to the front and ample car parking. The Milton Hotel is for sale after 16 years in the same owners hands, and is briefly described as follows:-

TRADE AREAS

Open plan BAR and LOUNGE in two principle sections, having seated bar area with vinyl upholstered fixed wall seating for approximately 24 customers. Fully equipped BAR SERVERY with tongue & grooved panelled front. Well appointed LOUNGE/DINING AREA, carpeted throughout, with seating for 28 customers. Access to small SNUG LOUNGE with seating for 16 with counter to the Bar Servery. Between the lounge bar and the main restaurant is a separate entrance hallway, off which are LADIES & GENTLEMENS TOILETS. On level BEER CELLAR with delivery access from the side of the premises. Spacious LAUNDRY ROOM with racking for storage.

Located in a stunning mid-century extension is the upper ground floor RESTAURANT with open galley style kitchen and food dispense area which can cater for 32+ diners. Access onto the trade garden via two double glazed doors. CATERING KITCHEN with open aspect to the restaurant, being well equipped with a full selection of stainless steel work surfaces and catering effects. Walk-in Dry Store off.

LETTING ACCOMMODATION

FIRST FLOOR

6 EN-SUITE LETTING BEDROOMS (4 double, 2 single). Each bedroom is fully equipped and well appointed.

ANNEXE

In a separate ANNEXE which had previously been utilised as retail premises (dog grooming/ hairdressers) is an area being converted to owners accommodation, but which is currently incomplete.

EXTERNAL

The gardens are a feature of the property and, as previously referred to, have easy access from the trading areas. Terraced BEER PATIO providing external seating for over 60 with three access points from the trading areas. Service compound off which is a walk-in Cold Room. On the opposite side of the road are hardstanding CAR PARK facilities for 26+ vehicles.

THE BUSINESS

Our clients have owned the business since September 2007, originally running the business themselves before in 2017, due to the demands of their other business interests, letting the property on lease to an individual.

Therefore, no recent trading figures are available, although the passing rent during the term of the lease has been £30,000.

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 10.00 —23.00.

SERVICES

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

Local Authority: Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

Telephone: 01597 827460

Rateable Value: £5,800



TENURE & PRICE

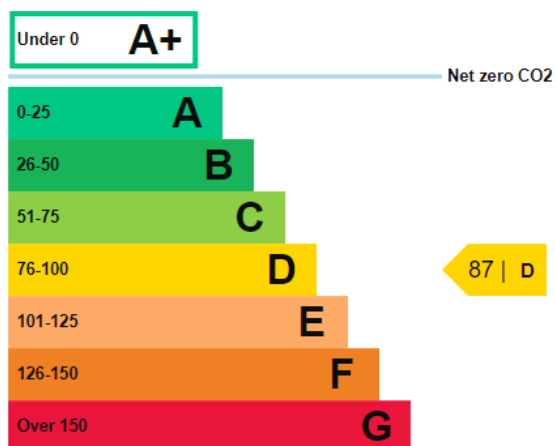
FREEHOLD £495,000 to include the inventory of trade furniture, fixtures, fittings and effects. Stock at valuation in addition.

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



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: 9371-4002-0056-0800-5295

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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