



The Halfway Hotel

Commercial Street, Cwmbran, Monmouthshire, NP44 3LR

Freehold £295,000

- Substantial Victorian Property set in a large plot
- Two large bars
- Unused function room
- Five bedroom owners accommodation
- Gardens and good size car park
- For sale after 24 years in same owners hands

Ref: 91834

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LOCATION

The Village of Old Cwmbran is located in the heart of the Cwmbran conurbation just to the south of the main town centre.

The Halfway Inn holds a prominent position at the village's most central point being an imposing building of brick construction with external renovations rendered and colourwashed beneath a pitched slate roof. The business which offers spacious trade, private accommodation, good car parking and external trading areas is briefly described as follows:-

TRADE AREAS

GROUND FLOOR

MAIN BAR, a good sized room with fixed and loose seating for 30 customers, pool table and darts throw. Counter from CENTRAL BAR SERVERY.

The LOUNGE BAR is a large room (12m x 6m), it has carpeted floor and upholstered banking chairs for 40 customers. Wide screen TV and counter from CENTRAL BAR SERVERY.

Off inner hallway are a set of LADIES AND GENTLEMEN'S TOILETS.

Also at ground floor is an ON LEVEL BEER CELLAR which is in two sections.

FIRST FLOOR

FUNCTION ROOM (9m x 7m) with its own BAR SERVERY. (This room is currently unfurnished and has not been used for in excess of 15 years). There is a good sized KITCHEN which historically has doubled up as a domestic kitchen, but was utilised in conjunction with the function room when it was operating.

BASEMENT

LARGE CELLAR, utilised purely for storage.

OWNERS ACCOMMODATION

Good sized DOMESTIC LOUNGE, BATHROOM with suite of wash hand basin, bath and shower over. There is a separate WC with wash hand basin and LAUNDRY AREA. BEDROOM 1, double, BEDROOM 2, double, BEDROOM 3, single, BEDROOM 4, double, BEDROOM 5, double.

EXTERNAL

Rear enclosed YARD to the back of the property. To the side is the CAR PARK which has space for 20 or so vehicles, off which is a raised seated GARDEN AREA with astro turf lawn style base. Good sized covered smoking solution.

THE BUSINESS

As previously stated our clients have owned the property for approaching twenty-four years and have always operated a traditional 'locals' public house. In the early days of our clients tenure weekly takings averaged approaching £6,000, almost purely from wet sales.

Over the last two years the property has been let on a tenancy to a private individual. We are advised that takings during this period have been approximately £4,000 per week, this partly due to the effects of the restrictions that have been in place in Wales due to the Covid pandemic.

This public house offers continued success as a traditional public house or alternatively, due to its size not only of the premises, but also of the plot, offers prospects for a number of alternative uses, subject to planning.

TENURE & PRICE

FREEHOLD £295,000 to include fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

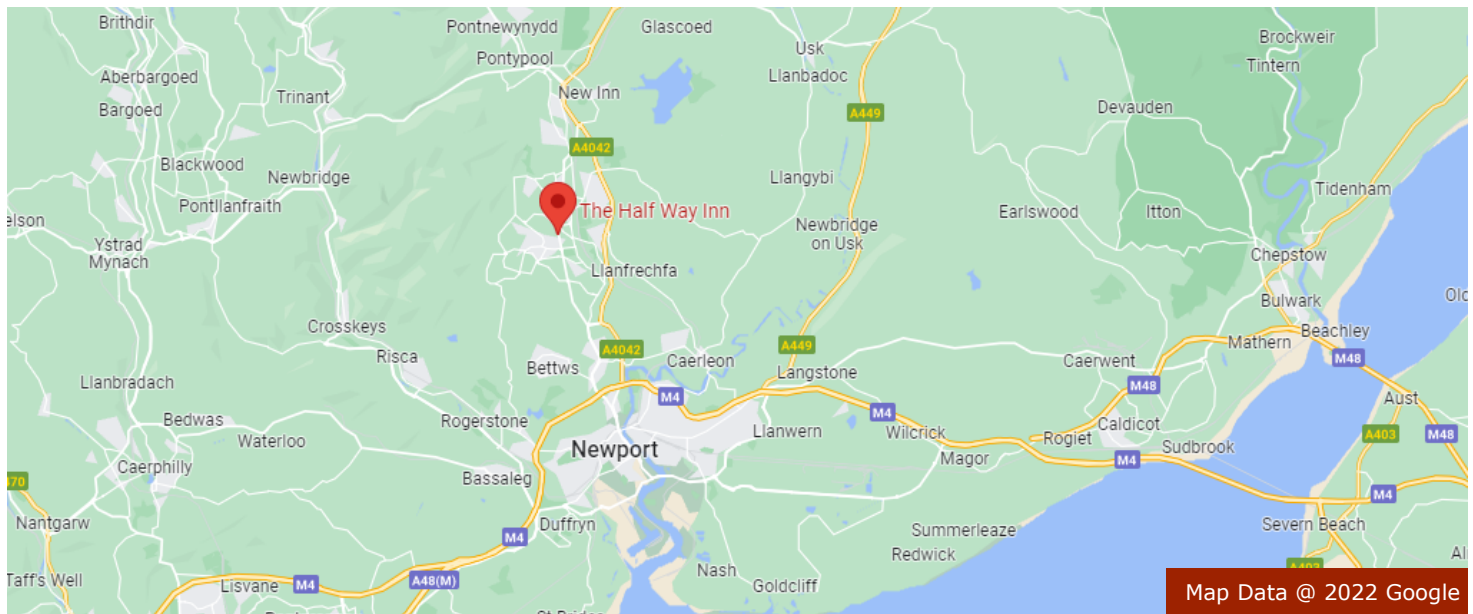
LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 10.00 and 00:00 seven days a week.

SERVICES

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





awaiting
epc

EPC Reference: N/A

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

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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