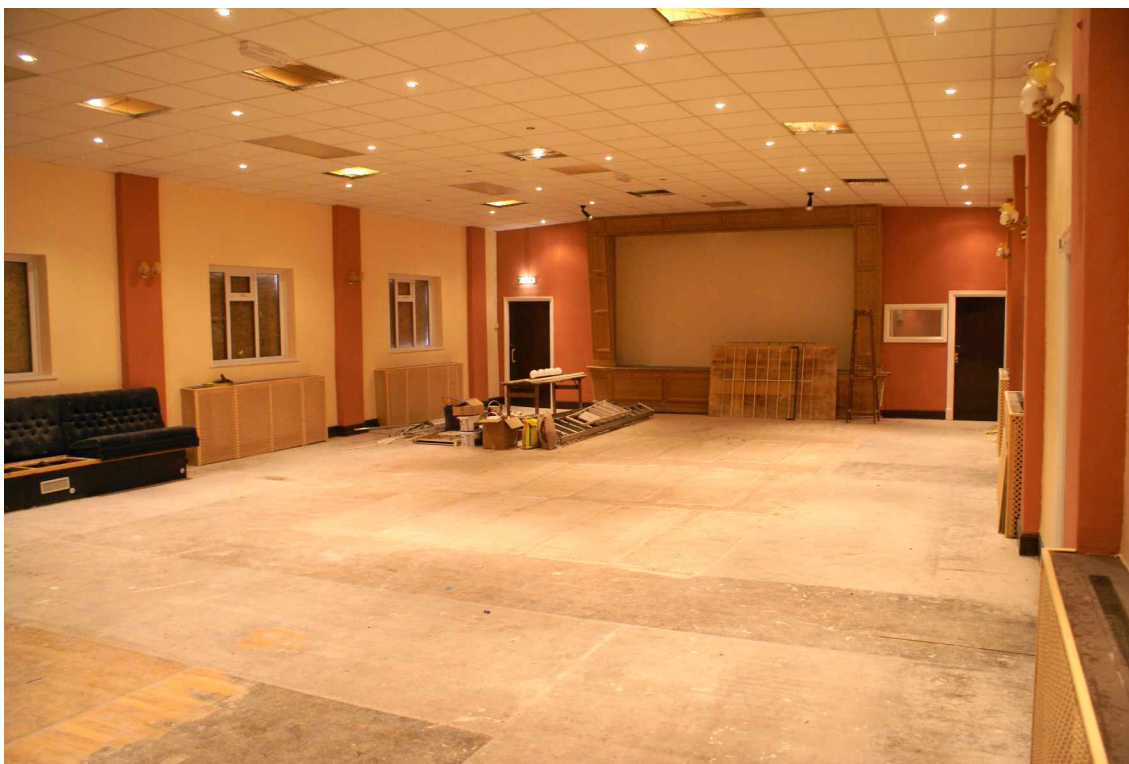


'Licensed Restaurant and Bar With 3 Bed Accommodation'

Gwent Ref MS 239



Price
Leasehold: £30,000

Business: The premises previously operated as a community leisure club with bar, lounge bar and function room with stage. The property is presently undergoing refurbishment and is a flexible building suitable for a variety of uses and would suit a licensed restaurant or possibly a private members club.(even a Bingo Hall) The property holds a full license.

Location: Located in a residential area close to amenities and good road links

Tenure:

Leasehold

Rent:

Rates:

New 10 year lease

£500 per week

£2,000 per year

Premises:

The detached property consists of a main entrance hall with ladies and gentlemen's toilets off from the hall. .A lounge bar (approx.320 sq ft) to the left has two entrances and is equipped with a bar. The main bar area (approx750 sq ft) is off the entrance hall

Stairs lead down to the function room (approx.1083 sq ft). The room has ladies and gentlemen's toilets and a trade kitchen (un-equipped). The function room has a bar with cellar behind and a stage. There is emergency access to the rear.

There is a car park to the rear of the building.

Accommodation

The accommodation is accessed from the rear of the property. The ground floor has a kitchen and lounge. Stairs lead up to three bedrooms and a bathroom.



Viewing: This is a confidential sale. Please respect the vendor's wishes. To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on 01792 424411 let us know when you would like to visit and we will make the arrangement.



Offers: All offers are for the leasehold, goodwill, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

