

# Sales Particulars



## ‘Licensed Restaurant and Bar With 3 Bed Accommodation’

Gwent Ref MS 239



### Price

Leasehold: £30,000 Freehold: £380,000

**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                      New 10 year lease  
Rent:                              £500 per week

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## 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 (approx.750 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:** 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 419569** let us know when you would like to visit and we will make the arrangement.

**Offers:** All offers are for the leasehold or freehold, 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.

**Disclaimer: Please Note:** The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.



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