



MASONS ARMS, NEWPORT

NEWPORT, NP11 6LH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£6,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Masons Arms is a detached pub situated on the busy road through Risca, a small village on the outskirts of Newport, South Wales. It benefits from being surrounded by numerous densely populated housing estates yet just minutes from the main roads connecting to Newport and the train station connecting to the valley and Newport City. Admiral Taverns would like to invest in this pub externally with the new long-term tenant (subject to board approval)

Pub Layout

The main bar is accessed through the front door with the bar in a prominent position straight in front of you. To the right is a small lounge style area with a mixture of fixed and loose seating which is predominantly utilised by the locals. To the left of the bar is another area which houses the pool table and television and is regularly used by the pool team to host home and away matches. To the rear of the pub is a more relaxed lounge area with fixed seating and a log fire. The commercial kitchen is situated on the first floor and the car park is accessed from the side of the pub, having space for ten cars. The pub benefits from two beer gardens one immediately accessed via the rear of the pub, and the second being a paved area reached via the car park.

TRADING STYLE

The Masons Arms is a drinks focused, community local pub with a great opportunity to upgrade the current retail offer by the introduction of food and a strong rhythm of the week. There is a good sized, fully compliant, commercial kitchen to the first floor, which has the advantage of having a dumb waiter to enable the introduction of a wholesome, pub grub food offer. The new licensee should look to relaunch a value food offering bringing in families from the community.

ACCOMODATION

Private Accommodation

The private accommodation is situated on the first floor, with two double bedrooms, bathroom and sitting room.

FINANCIAL

Annual Rent: £14,000

Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

Stock: £1,000

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Admiral Taverns are looking for a passionate and driven individual or couple who have excellent retail standards. Ideally the best person for this pub would be someone who has great connections with the local community and the skills to develop the food offer. They will need a strong marketing plan, a proactive social media presence to ensure the business is being driven forward.



Sports Driven



Community
Local



Food
Preparation
Area



3+ Private
Bedrooms



Live Music



Kitchen



Sports Teams



Car Park