

# QUEENS HOTEL

BRIDGE ST · NEWPORT · NP20 4AN

FREEHOLD  
PUBLIC HOUSE IN PRIME TOWN  
CENTRE LOCATION



CBRE

savills

# QUEENS HOTEL

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- **Close to main retail area and railway station**
- **Character building**
- **Substantial trading accommodation over split levels**
- **29 hotel bedrooms**
- **Planning consent to build a rear terrace to increase external seating**
- **Offers in the region of £850,000, plus VAT if applicable**

## LOCATION

Newport is a cathedral and university city which is located 12 miles north east of Cardiff and 31 miles north-west of Bristol. The city centre of Newport has been subject to considerable investment in recent years with the Friars Walk shopping centre opening in 2015 which is anchored by Debenhams and Next.

The Queens Hotel occupies a prominent position on Bridge Street at its junction with Baneswell Road. Newport Railway station is within easy walking distance.

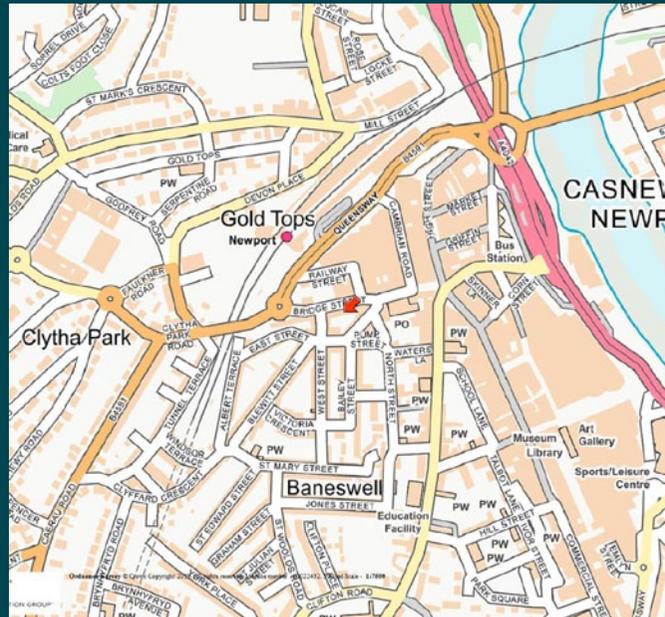
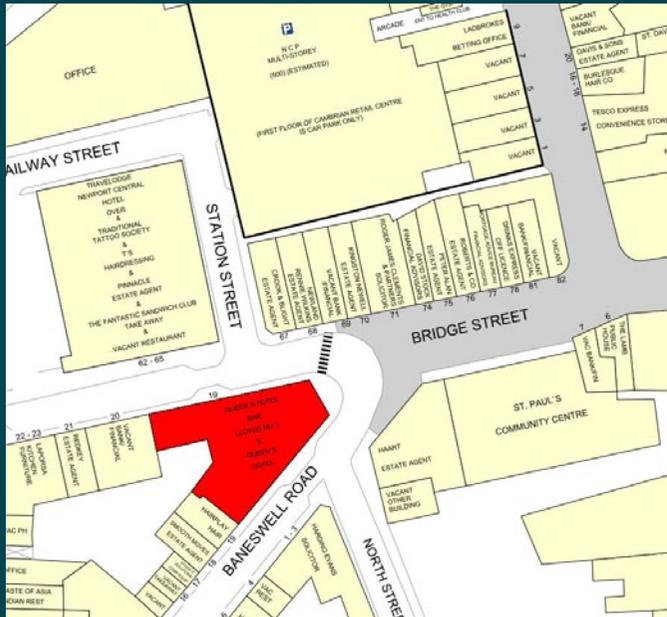
## DESCRIPTION & ACCOMMODATION

A substantial corner property which is of brick construction with painted and rendered elevations under a pitched roof. To the rear of the property is a yard area where planning consent was granted in December 2018 to build a decked beer garden area.

Ground Floor - Trading accommodation with a central bar servery and seating. The hotel reception area and function suite are also located at this level.

Basement - Additional trading area with dancefloor and seating, customer WC's, beer cellar, spirit store and a variety of store rooms.

Upper Floors - At first floor there is a catering kitchen, customer WC's, meeting rooms and two staff flats. At second floor there are 29 ensuite hotel bedrooms (8x single, 17 double and 4 family rooms).



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## APPROXIMATE FLOOR AREAS - GIA

| Floor    | Description         | Sq.m  | Sq.ft  |
|----------|---------------------|-------|--------|
| Ground   | Trading & Ancillary | 712   | 7,664  |
| Basement | Trading & Ancillary | 821   | 8,837  |
| First    | Ancillary           | 786   | 8,460  |
| Second   | Hotel Rooms         | 683   | 7,352  |
| Total    |                     | 3,002 | 32,313 |

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

## TENURE

The property is held freehold.

## RATEABLE VALUE & EPC

2017 Rateable Value - £220,000

EPC - G-174

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 3am daily.

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## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents CBRE and Savills. Under no circumstances should any direct approach be made to any of our clients staff.

Offers in the region of £850,000, plus VAT if applicable, are invited for the benefit of our clients freehold interest.

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# CBRE

### Toby Hall

T: 020 7182 2259

M: 07785 253055

[toby.hall@cbre.com](mailto:toby.hall@cbre.com)

### James Brindley

T: 020 7182 2651

M: 07827 356616

[James.brindley@cbre.com](mailto:James.brindley@cbre.com)



### Paul Breen

T: 020 7877 4555

M: 07767 873353

[pbreen@savills.com](mailto:pbreen@savills.com)

### James Greenslade

T: 01392 455 719

M: 07870 555 893

[jgreenslade@savills.com](mailto:jgreenslade@savills.com)

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