



ROSE INN, CALDICOT CALDICOT, NP26 3DU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£20,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The pub is a detached building in a rural village of Redwick just outside Magor. Redwick is a small village and community on the Caldicot Levels, between Newport and Chepstow, a few miles south-east of Newport city centre and about 3 miles south-west of Magor. The village has a population 212 people and is quite an affluent village. The Rose inn is the only pub situated in the village and is well used by the villagers. As well a catering for the locals the pub has built up a good reputation as a destination food house with customers travelling from Newport, Cardiff and Bristol.

Pub Layout

The Rose Inn is a two storey brick building, with an extension to the back housing a dining area. Internally the pub is a one bar operation with a proposed layout giving 52 covers for dining. There is log burner at the one end of the bar giving a great country pub feel as you walk in. There is a fully equipped catering kitchen which leads into a large prep area, with a door leading into the cellar. Externally, there is a large carpark to the side which can accommodate 15+ cars and a large lawned fenced off area that can be used as a beer garden running the full length of the carpark, benches are also placed in the small stone enclosed garden at the front of the pub. The pub is currently in need of a refurbishment and the proposed plans are awaiting a commencement date.

TRADING STYLE

The Rose Inn traded as a quintessential country pub with quality home cooked food at the heart, with space for approximately 52 covers plus outdoor space. This pub attracts customers not just from the local community, but from further afield as a destination food pub, holding a good reputation for it's Sunday lunch and also attracting bookings for special dates such as Mother's Day, and birthday celebrations. Accompanying the food are a wide range of quality cask ales.

ACCOMODATION

Private Accommodation

The private accommodation consists of two double bedrooms, lounge and a bathroom and an office.

FINANCIAL

Annual Rent: £31,500

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £10,000

Stock: £5,000

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.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Food
Preparation
Area



Live Music

BDM VISION

This site is currently closed we are planning substantive internal and external investment with the right licensee, but this is subject to full and final approval and consents. We are seeking a licensee with proven catering experience to relaunch the previously well-received offering at this pub. In turn, this will create a vibrant hub for locals and visitors alike. Our goal is to offer an exceptional dining and social experience, fostering community engagement and driving sustainable growth.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Food
Preparation
Area



Live Music