

**FOR SALE**  
HOTEL WITH  
DEVELOPMENT POTENTIAL  
11 BEDROOMS, RESTAURANT/BAR, REAR ANNEX &  
MANAGER'S ACCOMODATION  
FREEHOLD FOR SALE AS A WHOLE OR AS TWO LOTS



**WOODFIELD HOUSE  
BRIDGE STREET  
CHEPSTOW  
MONMOUTHSHIRE NP16 5EZ**

# MAIN BUILDING



TOTAL FLOOR AREA : 4363 sq.ft. (405.3 sq.m.) approx.

# ANNEX



## LOCATION

- The property is situated in Chepstow, approximately 3 miles north east of the original Severn Bridge and within the Monmouthshire County Council local authority. Bridge Street is the original link from Chepstow town centre to Tutshill and the Forest of Dean via the original Wye Bridge. Chepstow has direct access to the Severn Bridge and the M48/M4 motorway network, and is also served by the A48 arterial route linking Newport with Gloucester.

## DESCRIPTION

- Leisure business opportunity with development potential.
- Directly opposite Chepstow Castle and public car park.
- Established rear garden.
- Grade II Listed.
- Rear Annex with manager's accommodation.
- Restaurant/bar.
- Development potential for hotel or residential conversion.
- Rear annex can be redeveloped or sold separately.
- Scope for developing and expanding the business further.

## ACCOMMODATION

The property is currently arranged a ground floor bar, restaurant and kitchen, with ix bedrooms on the first floor and three further bedrooms on the second floor.

The rear annex provides two letting bedrooms and one bedroom manager's accommodation.

There is also a double garage to the rear.

## TENURE

The property is available freehold with full vacant possession.

## PRICE

Our client is seeking offers based on £825,000 for the freehold interest with the benefit of the existing business, bookings and fixtures and fittings.

Alternatively, our client will consider selling the building as two separate lots:

Front Hotel Building:	£575,000
Annex:	£250,000

## COSTS

Each party to bear their own legal costs incurred in the transaction.

## VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the purchase price.

## PLANNING

The property is Grade II listed and has been used for the current use as a hotel for a considerable period of time.

The property offers potential for other uses subject to planning permission being obtained.

Interested parties should make their own enquiries with Monmouthshire County Council should to ensure their intended use is permitted.

## PHOTOGRAPHS



## VIEWING & FURTHER INFORMATION

Through Bladen Commercial Property Consultants:  
Tel: 01291 440100  
Email [jb@bladenproperty.co.uk](mailto:jb@bladenproperty.co.uk)

Or our joint agents Moon & Co  
Email [sales@thinkmoon.co.uk](mailto:sales@thinkmoon.co.uk)

**SUBJECT TO CONTRACT**

**July 2024**