



For Sale

**KEMEYS MANOR
KEMEYS INFERIOR
NEWPORT
GWENT
NP18 1JS**

December 2011



- **Outstanding Opportunity to Acquire an Historic Manor overlooking the Usk Valley with Six Acres**
- **Freehold with Vacant Possession**
- **Potential to Develop a Quality Food Destination Restaurant/Currently Closed**
- **Tourist Area**
- **Suitable for Other Uses Subject to Planning**

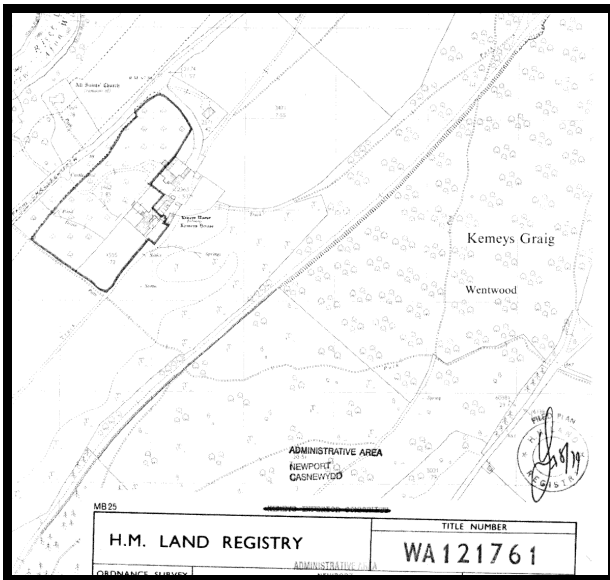
Location

Kemeys Manor is situated between Wentwood Forest and the Lower Usk Valley. Set in beautiful grounds Kemeys Manor is the ideal venue for a romantic dinner, family lunch, wedding or any special occasion. Located approximately four miles north of Newport and within easy commuting distance to Cardiff and Bristol.

The Property

A stunning substantial three storey detached building, Kemeys Manor is a 17th century, Grade II* Listed, Elizabethan Manor house of stone elevations under a pitch slate tiled roof. The restaurant is situated on the ground floor with living accommodation on the first and second floors. At the entrance to the property is a good sized customer car park and double garage.

The site in total extends to approximately six acres.



Internal Details

The restaurant area consists of two formal seating areas totalling approximately 60 covers (Archers Hall 45 covers & a private dining area 15 covers) and a fully functioning bar area. There is also separate lounge area for pre & post dinner drinks. At the entrance there are recently converted male and female WC's with under floor heating.



The owner's accommodation is accessed via the Archers Hall and is located over two floors, consisting of nine large rooms three of which have en-suites and two have the potential to be converted. There are two hidden rooms which have been sealed due to the construction of the trade kitchen and the extractor fan going through one of the rooms.

The owner's domestic kitchen is located off the court yard behind the commercial kitchen and prep room.

Ancillary areas, consists of a newly constructed commercial kitchen, with all the equipment expected in a business of this quality including fryers, ovens, microwaves, and grills. At the rear of the trade kitchen lies a preparation and wash area fully fitted with stainless steel surfaces and washing sink and drainer units. There is also access to a walk-in cold room.

To the rear of the property there is a separate storage room, which also houses the calor gas, an oil tank and natural spring water tanks.

Fixtures & Fittings

Please note that the trade inventory is available separately; essentially being the full commercial kitchen, the character furniture (tables & chairs), together with all cutlery, tableware and glassware.

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The Business

The restaurant is closed and no trade figures are available. No trade is being sold or warranted. Any prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

Licences

We understand that a Premises Licence is in place permitting the sale of alcohol.

Prospective purchasers must make sure they have made their own enquires in this regard.

Business Rates

The property is in an area administered by Newport Council and the current Rateable Value is £20,000 (restaurant use). This could be subject to review and interested parties are advised to make their own enquires.

Services

We are verbally advised that there are mains electric, Calor Gas, Oil Tank for the central heating, the water is provided by a natural spring and it has rural non-mains drainage. The property has central heating throughout the building.

Tenure

Freehold



Price

Offers in excess of £750,000.

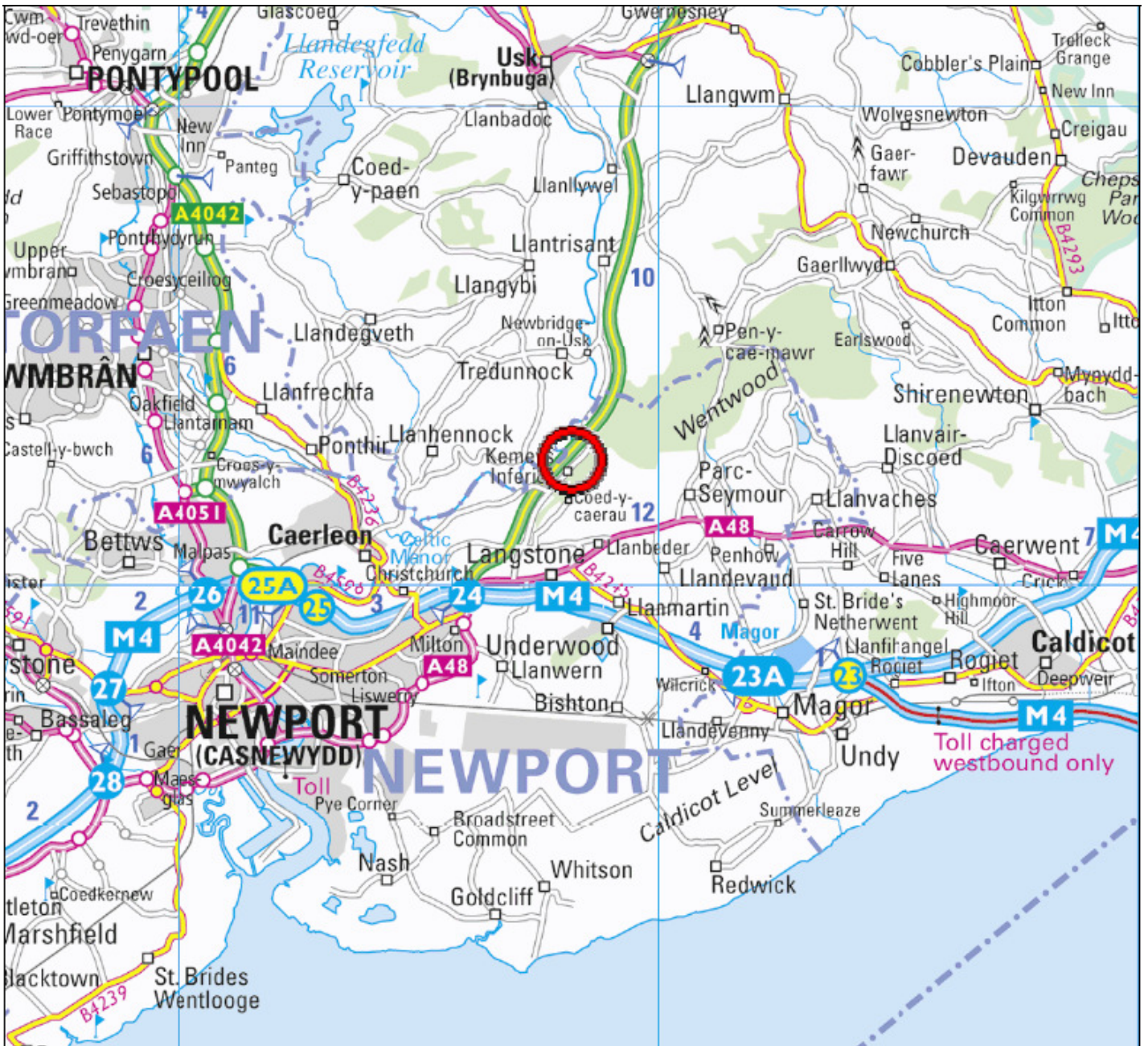
VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.



Viewings

No direct approach may be made to the property. For an appointment to view, please contact either Liz Crawford on 07920 812021 or Nick Westlake on 029 2022 5573.



For further information or an appointment to view please contact:



Liz Crawford

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