



THE GATEHOUSE

125 MONNOW STREET | MONMOUTH | MONMOUTHSHIRE





THE GATE HOUSE
RIVERSIDE GALLERY

RESTAURANT & INN
THE GATE HOUSE



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125 MONNOW STREET | MONMOUTH | NP25 3EG

THE GATEHOUSE OFFERS A SUPERB HISTORIC PUBLIC HOUSE AND INN WITH TWO-BEDROOM APARTMENT ABOVE IN THE HEART OF THE POPULAR TOWN OF MONMOUTH, ADJACENT TO THE RIVER MONNOW. THE PROPERTY OFFERS AN EXCELLENT PUBLIC HOUSE WITH EXTENSIVE BAR AND RESTAURANT AREA WITH COMMERCIAL KITCHEN, FUNCTION ROOM WITH DESIGNATED TERRACE AREA AND TWO ENSUITE DOUBLE BEDROOMS WITH A TWO-BEDROOM APARTMENT ABOVE. EXTERNALLY THE PROPERTY BENEFITS FROM SPLIT LEVEL TERRACES AND BEER GARDEN WITH RIVER FRONTAGE AND VIEWS.

- Superb accessible location & position on Monnow Street in the heart of Monmouth with excellent footfall •
 - Historic Monmouth public house with river frontage •
 - Modern interior with extensive bar and dining area with full commercial kitchen •
 - Function room with designated bar and terrace •
 - Two double bedrooms with ensuites •
 - Self-contained two-bedroom apartment •
 - Outdoor terraced beer garden with unique views of the Monnow Bridge and the River Monnow •
 - All fixtures and fittings included •
 - Freehold with vacant possession •
- In all approximately 0.09 acres (0.04ha)

DISTANCES FROM THE GATEHOUSE

Raglan 7.8 miles • Ross-on-Wye 13.4 miles • Abergavenny 15.6 miles • Chepstow 16 miles • Hereford 18.8 miles • Bristol 32.7 miles • Cardiff 35.8 miles • Abergavenny Train Station 16.3 miles • Chepstow Train Station 21.6 miles • Bristol Parkway Station 28.1 miles • Bristol Airport 43.7 miles • Cardiff Airport 50.9 miles • London Heathrow Airport 120.3 miles
(all distances are approximate)

LOCATION & SITUATION

Situated in a prime setting at the foot of Monnow Street, adjacent to the historic Monnow Bridge and the River Monnow, The Gatehouse comprises a Georgian fronted traditional town public house and inn set over four storeys. Previously known as The Barley Mow, the premises dates from 1812 and boasts the unique selling point of being the only public house in Monmouth with riverside frontage.

The Gatehouse enjoys a desirable and accessible position on the renowned Monnow Street. The town welcomes a regular abundance of tourists as it offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. Monmouth boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and Monmouth Comprehensive School.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away and the Brecon Beacons National Park located to the north of Abergavenny.

There are good connections to the main road network from the A40 at Monmouth providing access to the M50 and M5 to the west and the A449 and M4 to the south with Chepstow and the Severn Bridge being approximately 21 miles away.

The historic village of Raglan is just 7.8 miles to the west offering excellent amenities, including a primary school, village shop, butchers, doctors' surgery, pharmacy, Post Office, public houses, the highly regarded Beaufort Hotel & Brasserie and the historic Raglan Castle.

Ross-On-Wye is 13.4 miles to the east, known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, both Primary and Secondary schools and leisure activities.

Abergavenny is just 16.5 miles to the west and is a thriving market town with a bustling town centre with many high street and boutique shops, Nevill Hall Hospital and fantastic primary and secondary schools.



THE GATEHOUSE

The front door opens into the principal bar and lounge area which can accommodate 50+ people, with flagstone floor, full-length mahogany bar and extensive sitting throughout. From the bar stairs lead down to the fully stocked commercial kitchen with stainless steel units and worktops. Also accessed from the kitchen is a side room which houses all the music and audio for the premises. Beyond the kitchen is the cellar with all the pump fittings and lines. The cellar also houses the freezer and fridge storage as well as an ice machine and locked bottle storage area. Next is the rear pantry with external door providing the barrel access and the office.

Also accessed from the kitchen is the dining area and ladies' lavatories. The dining area features several tables and double-glazed doors which open out onto the external terrace beer garden with views over the bridge.

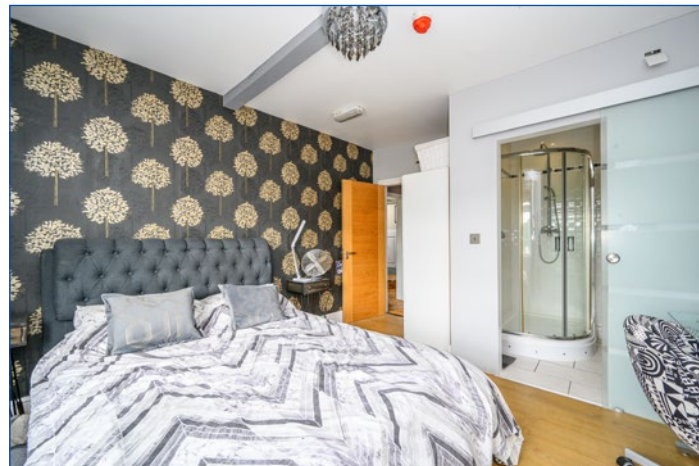
An open staircase from the bar area leads up to the first floor and the extensive function room which is fitted with its own designated bar and ladies' and gents' lavatories. The function room benefits from double doors that open out onto the terrace beer garden and to an area that can be roped off to provide a private beer garden for functions.

Also accessed on this floor is the private side and inn accommodation which features two double bedrooms both with ensuite shower rooms with shower, wash basin and wc and bath, shower, wc and wash basin respectively. The accommodation benefits from its own independent access with a door leading to the outside. Also accessed from this level is the CCTV room/airing cupboard and boiler room with storage and alarm system.

Outside, the three-tiered beer garden is gated and can be accessed direct from the street. It comprises three levels with the ground level featuring a covered storage area as well as barrel access to the rear door. Stairs provide access to the balcony beer garden offering a unique beer garden view of the Monnow Bridge and the river below.

The Gatehouse is licenced to be open until 1:30am and also benefits from a takeaway licence. Internally, the property is in fantastic condition with modern furniture and decor and all the fixtures and fittings to be included in the sale including the new Brewster Coffee Machine.

The Premises has been shut since the COVID Lockdowns, however, the accounts from 2019 and 2020 show a strong Turnover of £309,120 and £314,281 respectively. The Gatehouse could be functioning as a business immediately from someone new taking ownership. With the prime location at the bottom of the town, this iconic free house and inn has strong investor and enterprise appeal.



THE APARTMENT

Within the private side, stairs from the 1st floor lead up to the private apartment on the top floor. The apartment, which is registered with HMRC as "The Barley Mow 125" offers a spacious two-bedroom apartment.

At the top of the stairs a landing provides access to the first of the bedrooms on the left, a single with eaves roof. The Principal bedroom is to the front offering a large double with feature fireplace and views of the town.

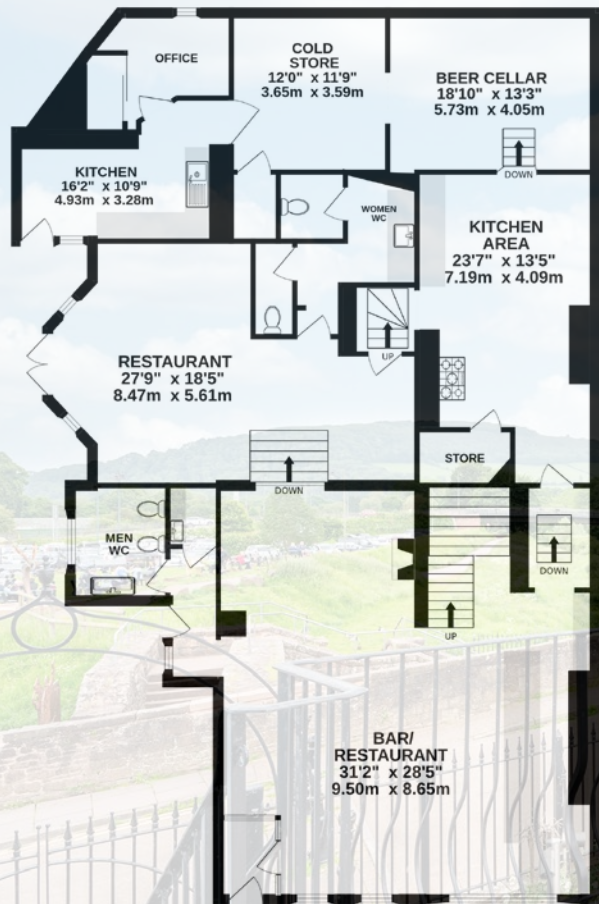
Opposite across the landing on the opposite side to the first bedroom is the extensive sitting/dining room with traditional feature fireplace and views of the town. Next is the kitchen with electric hob, metal sink, wall and base units and a tiled floor. Finally, there is the family bathroom with bath, shower cubicle, wc and wash basin with Velux skylight window. The property is in need of gentle modernisation but has an abundance of charm and character.

The apartment can be independently accessed from the main pub area via an external door to the private side and offers well laid out accommodation suitable for anyone who wanted to be a live in Landlord, but also offers the ability for staff accommodation or even to be let out to provide additional income.

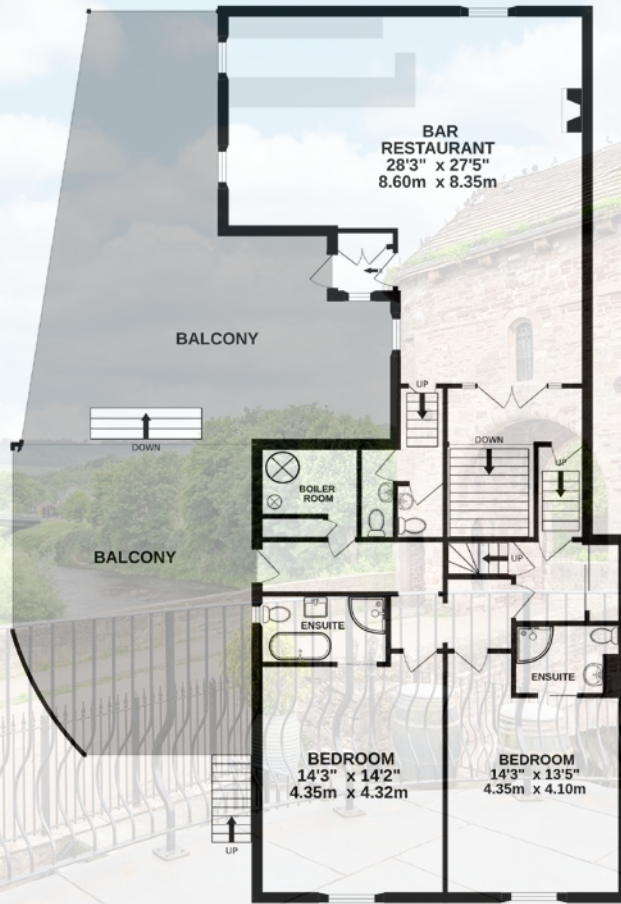


FLOORPLANS

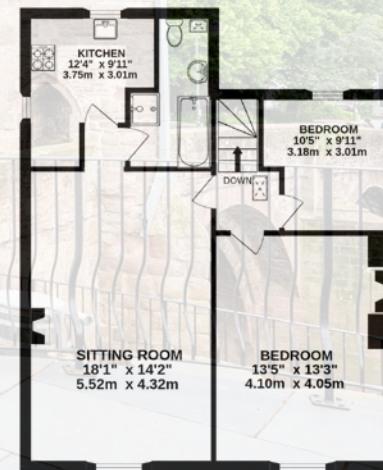
GROUND FLOOR
2335 sq.ft. (216.9 sq.m.) approx.



1ST FLOOR
1622 sq.ft. (150.7 sq.m.) approx.



2ND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



GATEHOUSE PUB, 125 MONNOW STREET, MONMOUTH, NP25 3EG

TOTAL FLOOR AREA : 4803 sq.ft. (446.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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KEY INFORMATION

Sale Terms: Freehold

Tenure: Offered with vacant possession upon completion.

Services: Mains electricity, water and gas are connected. Foul drainage is to the mains sewer. Heating is by way of a gas boiler.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public rights of way, and other such rights, whether these are specially referred to in these Particulars or not.

Fixtures & Fittings: All fixtures and fittings are included with the sale.

Business Rates: The Public House and premises is rated for non-domestic business rates.

Council Tax Band: The apartment is County Council Band 'D'.

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

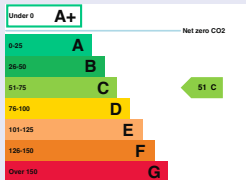
Viewings: Strictly by appointment with the selling agents.

Directions: From the A40 heading towards Monmouth, at the Dixon Roundabout take the third exit onto the A466 Dixon Road for 0.15 miles then at the mini roundabout continue straight on Dixon Road until you reach the traffic lighted crossroads. Proceed straight across onto the B4293 Priors Street. Continue on Priors Street which will then turn into Monnow Street. Proceed down the hill to the very end of Monnow Street and The Gatehouse will be on your right-hand side.

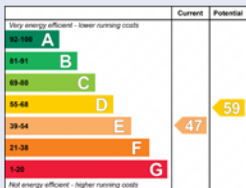


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EPC: The Gatehouse Old Monnow Bridge



EPC: Apartment above The Gatehouse Old Monnow Bridge



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IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared June 2024.