

**FOR SALE/TO LET**



## Six Bells, Broad Street Common, Peterstone, Wentloog, Cardiff, CF3 2TN

- Public House with Managers flat.
- Good Sized car park and beer garden.
- Village location between Newport and Cardiff.
- In need of renovation.

**GUIDE PRICE: £650,000/£50,000 PA**  
[www.nplinnells.co.uk](http://www.nplinnells.co.uk)



## LOCATION

The property is situated in the small village of Peterstone on the B4239, approximately 7 miles southwest of the City of Newport and approximately 5.6 miles north of the City of Cardiff.

## DESCRIPTION

The property comprises a two-storey public house of traditional brick and stone construction with cement rendered elevations beneath a pitched slate roof.

Internally, the property comprises a large open plan 'L' shaped public bar, lounge and restaurant area with servery, toilet facilities, kitchen and beer cellar.

To the first floor is four-bedroom managers accommodation, with lounge, bathroom and kitchen.

Externally, there is a good-sized car park and overgrown beer garden.

The property requires renovation throughout.

## ACCOMMODATION

The property comprises the following approximate Gross Internal Areas:

Ground Floor	303.54 sq. m	3,267 sq. ft
First Floor	116.8 sq. m	1,257 sq. ft
TOTAL	420.34 sq. m	4,524 sq. ft

## TENURE

The property is available freehold or on leasehold, terms to be agreed.

## ASKING PRICE

Offers in the region of £650,000.

## ASKING RENT

£50,000 per annum.

## PLANNING

The property was last used as a public house and restaurant in 2018 and it is believed that the property still benefits from A3 use. Interested parties are advised to consult with the planning department of Newport Council in this regard.

## LOCAL AUTHORITY

Newport City Council – [www.newport.gov.uk](http://www.newport.gov.uk)

## EPC

An EPC has been commissioned.

## LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

## MONEY LAUNDERING REGULATIONS

As part of the Anti-Money Laundering Regulations, NP Linnells will require any tenant / purchaser to provide proof of identity.

## FURTHER INFORMATION

Please view our website or Zoopla for more photographs and specific information relating to the property.

## Alternatively, please contact:

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Or

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**NP Linnells**  
PROPERTY CONSULTANTS

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