



The Usk Vale

Pillmawr Road, Caerleon, Newport, Gwent NP18 3QZ

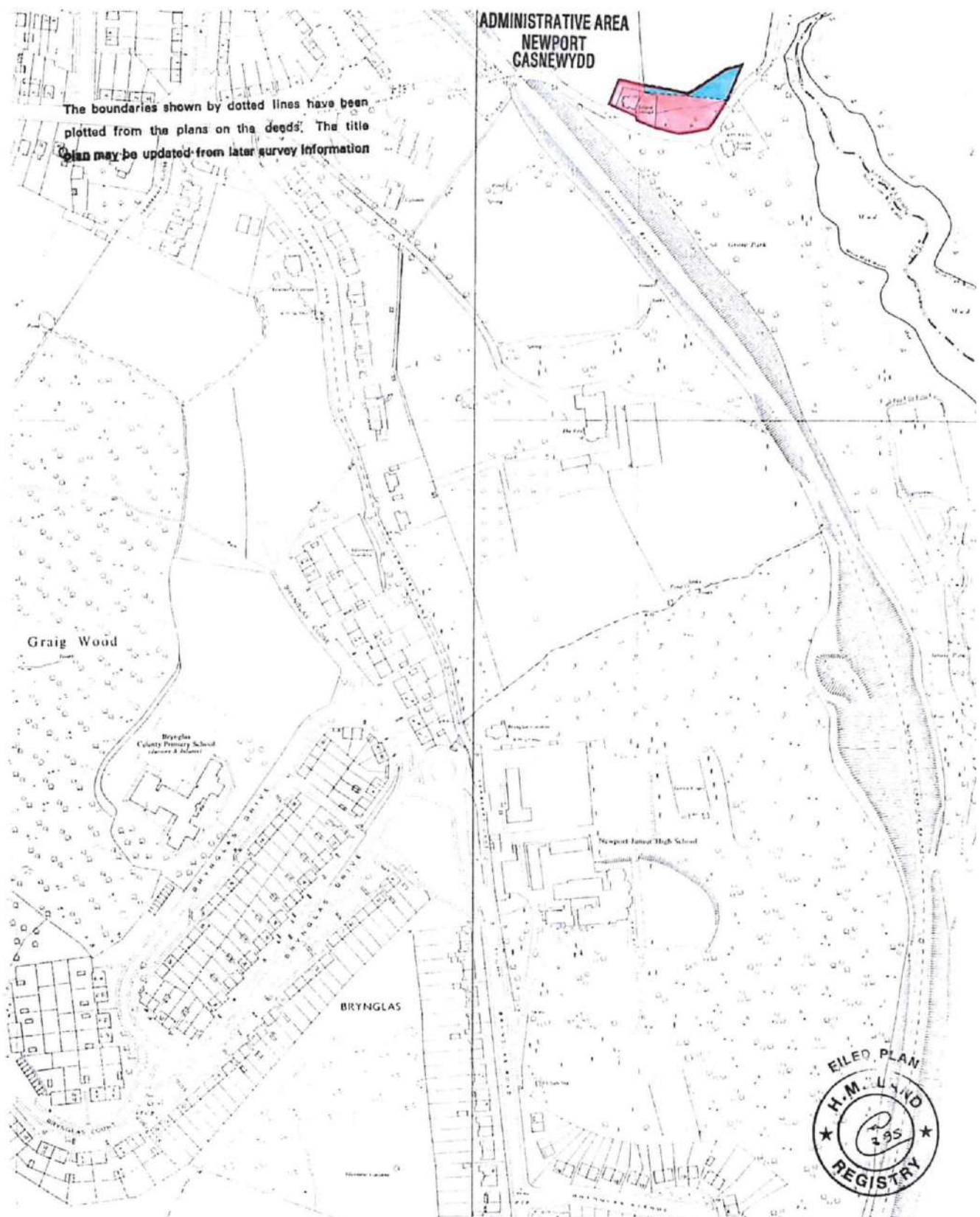
Tenure

To Let

Price

Nil Premium

- Free of tie opportunity
- Two bar areas (75 covers)
- Separate function room (100 covers)
- Large car park & external trade areas
- Owner's accommodation





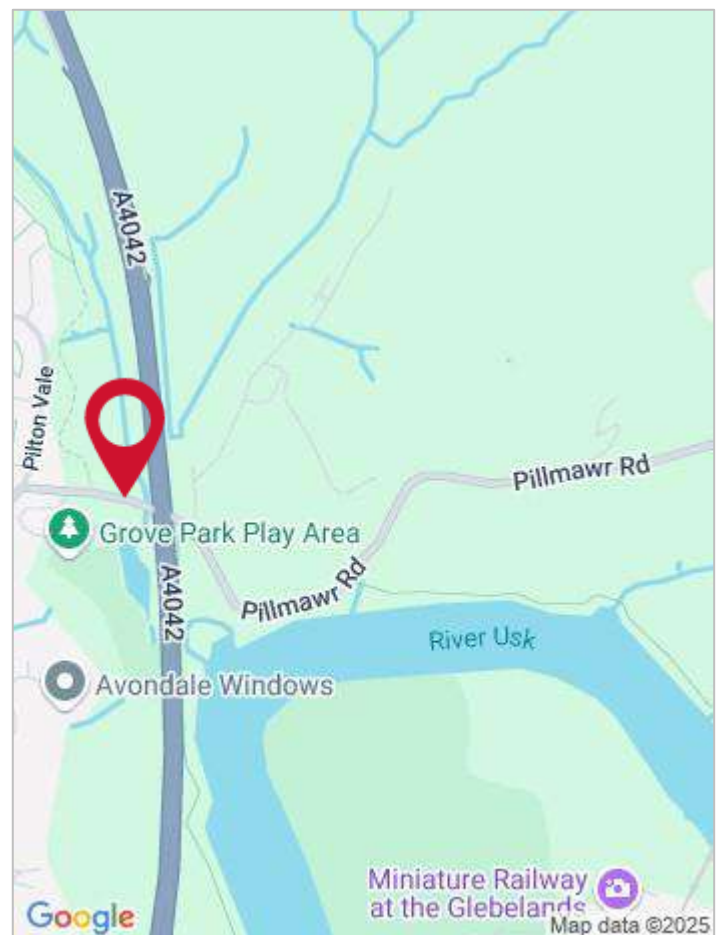
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Location

The Usk Vale is situated to the east of Malpas town centre. Malpas has a population approaching 8,000 and benefits from visitors from Newport, Cwmbran and Caerleon. The property is situated to the west of the A4042 main road and adjoins Grove Park, a popular area with walkers.

Description

The property comprises a large detached, two storey public house with single storey extensions. It is arranged to provide extensive trade areas at ground floor, including a separate function room, and owner's accommodation on the upper floor. The property occupies a large site with car park and external trade areas.



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Trade

The premises were let on a lease, therefore no accounts are available. Although currently closed, the Usk Vale traded as a popular pub in Malpas, very well known for Sunday lunches and private functions and well supported by local sports teams. The property boasts a main bar area, separate restaurant and function room, and is well proportioned to attract both local and destination trade. It is presented to a good standard and offers an incoming tenant the opportunity to put their own stamp on this well-loved pub.

No trade is sold or warranted. Licensed trade experience and appropriate qualifications will be required.

Accommodation

Ground Floor

The main entrance from the car park provides access to a lobby area with customer WCs, leading through to the main bar which has wood effect flooring and benefits from dual aspect elevations. A large bar servery serves this area and there is space for up to 40 covers, as well as bar games, pool table etc. The restaurant area has exposed beamed walls and ceiling and has its own separate bar servery and can accommodate a further 40 covers. A large function room at the rear of the ground floor can accommodate up to 100 customers and also benefits from its own bar servery. The function room benefits from separate access and customer WCs. The property benefits from a large commercial kitchen with non-slip Altro floors, full extraction system and a washing up area.

First Floor

The first floor accommodates the manager's accommodation and comprises three bedrooms, kitchen, family bathroom and lounge.

Basement

The temperature-controlled basement beer store is accessed at street level via a set of double doors.

External

The property occupies a large site with large external trade areas and car parking for approximately 25 vehicles.

Tenure

A new free of tie lease is available. Terms to be negotiated. The guide rent is £25,000 per annum. There will be annual indexation-linked increases.

Required Capital

Applicants must be able to demonstrate sufficient funds to invest further in this opportunity, plus funds to cover any inventory, stock and glassware valuation, pay three months' rent and insurance and also cover legal fees, stamp duty and working capital. A deposit will be required equivalent to six months' rent plus VAT.

Application Procedure

Applicants are requested to complete a standard Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding prior to interview. To obtain an application please contact Fleurets West & South Wales office on 0117 923 8090 or email west@fleurets.com

Planning

Please note this property is not Listed or situated within a Conservation Area.

Licence

A premises licence prevails, the main activities being:

Sale by retail of alcohol; performance of live music and dance; playing of recorded music:
Monday to Sunday 10:00 - 01:00



Business Rates & Council Tax

The property is in an area administered by Newport City Council. The 2023 Rateable Value has been assessed at £4,900.

100% small business rates relief might apply to this property.

The domestic accommodation is within Band B for council tax purposes.

EPC

The property has an EPC Rating of B.

Services

We are advised that the premises are connected to mains water, gas and electricity. Drainage is by way of a pumping station.

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.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Viewing

Strictly by appointment through Fleurets West & South Wales office on 0117 923 8090.



For further information please log onto **fleurets.com** or contact:

Nick Fisher

Senior Associate

0117 923 8090

07798 716113

✉ nick.fisher@fleurets.com



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