



Coach & Horses Inn

- Tap room, Lounge, Snug & Restaurant
- Three ensuite letting rooms
- Large garden with far reaching views
- Net turnover c. £502,000 YE 31/08/23
- Potential building plot in car park (STP)
- Car Park. Energy Rating C

Caerwent, Caldicot, NP26 5AX

Freehold: £700,000

Ref: 3451564

LOCATION

The Coach & Horses Inn is located in the centre of Caerwent, an historic village in Monmouthshire, once a Roman market town and known for having some of the best-preserved Roman walls in Northern Europe.

Caerwent is situated on slightly elevated ground, surrounded by gentle hills and picturesque open countryside, ideal for walking, cycling, and exploring historical sites.

Located on the borders of England and Wales, Caerwent has good transport links and access to many attractions including Chepstow Racecourse, local and championship golf courses, and nature reserves.

Caerwent is located approximately 5 miles west of Chepstow and 11 miles east of Newport. It sits just off the A48 and is close to the M4 motorway, making it easily accessible from both Cardiff and Bristol.

Caldicot Train Station c. 2.5 miles | M4 c. 6.5 miles | Bristol c. 22 miles | Cardiff c. 25 miles.



DESCRIPTION

The Coach & Horses Inn is a 17th Century property consisting of a collection of one and two storey buildings.

There is a busy tap room to the front of the building behind which sits a comfortable lounge area with mixed seating and woodburning fire, which is popular with diners and drinkers.

A large air conditioned restaurant overlooks the large trade garden and is also used as a popular function suite for weddings and other celebrations.

There is an extended kitchen to the ground floor with ample storage and the the first floor comprises three well appointed ensuite letting rooms and the domestic accommodation.

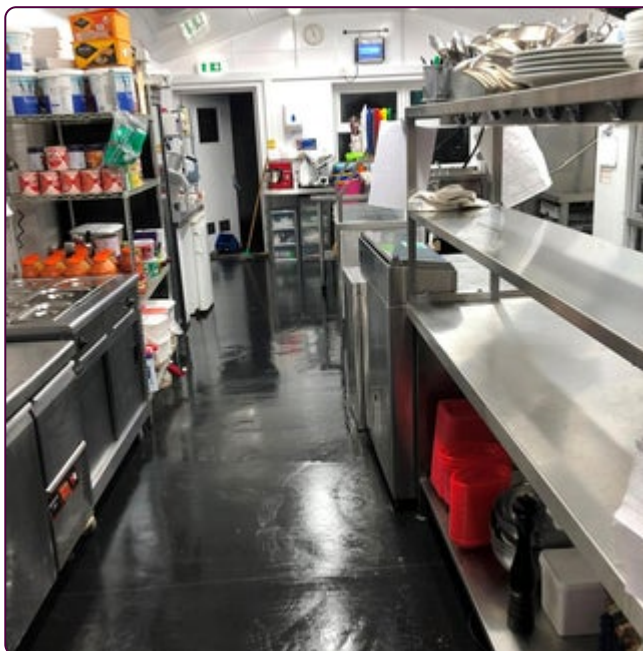
The car park is located to the right hand side of the demise.

INTERNAL DETAILS

Ground Floor:

- Bar (tap room)
- Lounge (c. 30 covers)
- Snug (c. 20 covers)
- Restaurant/Function Room (c.100 covers)
- Commercial kitchen
- Store
- Cellar
- Customer WC's (inc. accessible facilities)





OWNER'S ACCOMMODATION

The domestic accommodation comprises:

- Kitchen/living room
- Master bedroom with ensuite shower room
- Three double bedrooms

LETTING ACCOMMODATION

Located on the first floor, there are three ensuite double letting rooms.

EXTERNAL DETAILS

Trade Garden: to the rear of the property there is an extensive trade garden with children's play area and panoramic views across open countryside.

Car Park: To the right hand side of the property is a large car park for c. 40 cars.

FIXTURES & FITTINGS

Our clients advise that all fixtures and fittings are included in the sale.

STAFF

A full staff list will be made available in due course.

TENURE

Freehold.

TRADING HOURS

The current trading hours are:

Monday, Tuesday, Wednesday: 4pm-10pm drinks only

Thursday: Bar 12-11pm – food 12-2.3, /5-8pm

Friday: Bar 12pm - 12am - food 12-2.30, 5-8pm

Saturday: Bar 12pm - 12am – food 12-3pm, 5-8pm

Sunday: Bar 12pm -10pm - food 12-3pm

DEVELOPMENT POTENTIAL

There is potential to extend over the flat roof to the rear to create additional letting accommodation (STP).

PLANNING PERMISSIONS

There is a lapsed planning permission to extend the existing stables building creating either a coffee shop or two bedroom holiday let.

TRADING INFORMATION

Net T/O YE 31st August 2022 - £502,621

Net T/O YE 31st August 2022 - £511,745

BUSINESS RATES

Rateable Value effective from 1st April 2023 £20,000.

Interested parties should refer to the local authority to establish rates payable.

REGULATORY

Premises Licence.



Caerwent, Caldicot, NP23

Approximate Area = 6279 sq ft / 583.3 sq

Outbuilding = 62 sq ft / 5.7 sq

Total = 6341 sq ft / 589 sq

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1309148



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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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