

## FREEHOLD NIGHTCLUB/POTENTIAL DEVELOPMENT NEWPORT

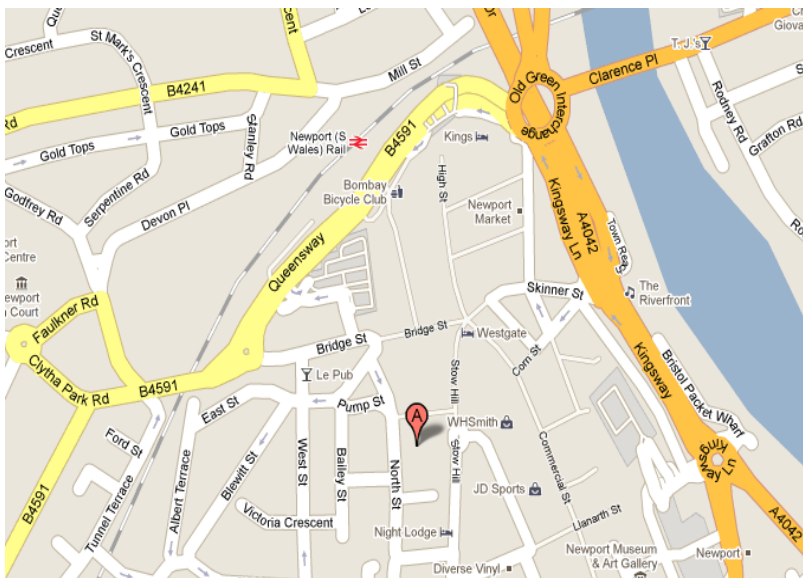


### ESCAPADE, 38 STOW HILL, NEWPORT, NP20 1JE

- Property situated in the heart of the town centre
- Situated on Stowe Hill, a focal point for the nightclub industry in Newport
- Gross internal area 1,812.2 m<sup>2</sup> (19,500 sq ft)
- Site area 0.16 acres
- Property is Grade II listed
- Car park at rear subject to planning potential residential development

FREEHOLD WITH VACANT POSSESSION £500,000  
(VAT may be payable in addition)

Davis Coffey Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.



## Location

The nightclub is located in the City of Newport; the town lies 12 miles east of Cardiff and 30 miles from Bristol. Escapade is situated in the heart of the town centre nearby the junction of Stow Hill and Commercial Street. The site benefits from various other clubs in close proximity. Retailers such as Marks and Spencer's, McDonalds, Dorothy Perkins and HSBC are also in the immediate area.

## The Property

A substantial two storey nightclub that dates from the mid-nineteenth century was formerly a chapel. It provides trading areas over two floors together with basement storage and ancillary accommodation. To the rear there is an enclosed car park.

## The Business

The property is currently run under management on a holding lease and further information will be provided to all serious interested parties.

## Trading Information

No financial details are available and no trade is given or warranted.

## Trading Hours

There is a premises licence in place that permits the sale of alcohol as follows:

Sunday- Thursday	11:00am to 4:00am
Friday and Saturday	11:00am to 6:00am

## Fixtures & Fittings

All fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation).

## Tenure

The premises are freehold and will be sold with vacant possession.  
All leasehold enquires welcome.

## Price

On behalf of our client we are seeking offers in the region of £500,000

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## Planning, Legal Costs, VAT, Possession & Confidentiality

We understand the premises benefit from Class D2 Use. Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities. Staff are completely unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are wishing to inspect as a customer in the first instance.

## Viewing

Through the vendor's sole agents Davis Coffe Lyons. Please contact:

Paul Tallentyre on 020 7299 0740 or email [ptallentyre@daviscofferlyons.co.uk](mailto:ptallentyre@daviscofferlyons.co.uk) or

Chris Bickle on 020 7299 0706 or email [cbickle@daviscofferlyons.co.uk](mailto:cbickle@daviscofferlyons.co.uk)