

NEW INN MOTEL

CHEPSTOW ROAD, LANGSTONE, NEWPORT, NP18 2JN

SUBSTANTIAL FREEHOLD ROADSIDE PUB WITH ROOMS FOR SALE



savills



HIGHLIGHTS INCLUDE:



Freehold Public House and Hotel



Prominent roadside property



34 Ensuite hotel bedrooms



Property arranged over three levels extending to 22,069 Sq Ft (2,050 Sq M)



Site extending to approx 2.086 acres



Bar and restaurant areas with seating for 140 covers



Designated parking for 115 vehicles



Substantial offers are invited for the benefit of our clients freehold interest



LOCATION

The New Inn Motel is located in the village of Langstone near Newport in South Wales, positioned just off the A48 with convenient access to the M4 (Junction 24) which is less than a mile to the east. The property occupies a prominent roadside location, making it easily accessible for both local visitors and those travelling along the main route between Newport, Chepstow, and Bristol. The surrounding area features a blend of residential neighbourhoods, open green spaces, and nearby commercial amenities.

DESCRIPTION

The New Inn Motel occupies a prominent position in Langstone and offers a well established mix of bar, dining and hotel accommodation within a traditional pitched roof building which is of brick construction which is parts has painted and rendered elevations. The accommodation building is of brick construction under a flat roof. The site benefits from attractive external areas and car parking for approximately 115, including 5 accessible spaces.

ACCOMMODATION

Internally

Internally the property provides a main bar with fixed bench seating and loose tables and chairs for approximately 142 covers, ladies and gents WCs, reception desk, office and staff room at ground floor. In addition there is a children's play area which provides a variety of play equipment, food and drink servery and a mix of seating. The hotel accommodation is arranged over the first floor hotel block providing 34 ensuite bedrooms, with additional staff accommodation on the first floor above the public house which provides a two apartments (1x3 bed and 1x1 bed).

Externally

Externally the property benefits from a beer garden with external seating to the front for 76 covers. There is a car park providing approximately 115 spaces including 5 accessible bays.



LINKS

LOCATION



GOOGLE STREET VIEW



ACCOMMODATION

The property has the following approximate gross internal areas.

Area	Sq. m	Sq. ft
Ground Floor	1,471	15,829
1st Floor	536	5,770
2nd Floor	44	470
Total	2,050	22,069

ROOMS

Room Type	Number
Double	29
Twin	5
Total	34





TENURE

The property is held freehold (Title Number CYM5698).

PLANNING

The property is not a listed building and is not located within a conservation area. However, there is a public footpath that runs through the site. Further information can be provided if required.

EPC

To be reassessed.

RATEABLE VALUE

2026 - £142,000



VAT

VAT may be applicable at the appropriate rate.

TRADING INFORMATION

Trading information may be made available to interested parties upon request.

FIXTURES & FITTINGS

The property will be sold as seen, including all fixtures and fittings owned outright. No inventory schedule will be provided, and all items remaining on the day of completion, excluding any third-party equipment, will be included in the sale.

MONEY LAUNDERING

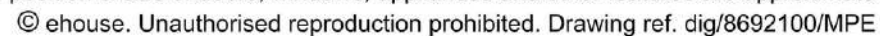
Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

TERMS

Substantial offers are invited for the benefit of our client's freehold interest.



Total gross internal area = 22,069 sq ft / 2,050 sq m



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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of our clients staff. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

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