



Three Salmons Hotel

*Bridge Street
Usk
NP15 1RY*

Freehold: £1,950,000

Ref: 3440656



KEY HIGHLIGHTS

- Town centre location
- Grade II listed
- 10 ensuite bedrooms
- Historic & characterful hotel
- Fully managed, extensive parking
- Planning secured for 3 two-bedroom apartments

DESCRIPTION

The Three Salmons Hotel in Usk is a delightful, Grade II listed 17th Century coaching inn that combines historic charm with modern comforts.

The hotel offers ten ensuite rooms, each uniquely furnished to reflect the character of the property. Rooms are equipped with flat screen TVs, and options include standard, superior, and deluxe accommodations. The ensembles are finished to a high standard with modern bath ware. Further to the ten rooms, the adjacent property included within the sale has secured planning permission to be turned into three individual apartments, with each having their own access, two bedrooms, bathrooms, living rooms and kitchens, which could be utilised as further accommodation to the hotel or let out separately. The restaurant is popular with local and far-reaching guests and enjoys much footfall throughout the year. The hotel also caters to weddings, conferences, and other events with its banquet room, conference facilities and bar.

Externally, there is a pleasant and spacious courtyard garden to enjoy al fresco dining and drinking along with a large car park for a number of vehicles.

THE OPPORTUNITY

This hotel presents a fantastic opportunity to acquire a successful trading business. Invested in heavily by the current owner over the past two years, it really shows. The trade is growing year-on-year with a loyal following, and new owners will be able to take over the reins of this fabulous hotel and enjoy the success it is generating.



LOCATION

what3words: ///numeral.paramedic.remembers

Situated in Usk, a picturesque town in Monmouthshire, South Wales, known for its rich history and natural beauty. Usk has Roman origins and was once home to the Roman legionary fortress of Burrium. The town also features Usk Castle, a Norman structure that overlooks the area. Usk is famous for its floral displays and has won numerous awards including the "Wales in Bloom" competition multiple times. Visitors can explore the Usk Rural Life Museum which offers insights into the area's agricultural heritage. The town also has a Victorian courtroom at the Usk Sessions House and a town trail with 28 historic sites marked by blue plaques. The nearby River Usk is one of the finest salmon fishing rivers in the UK. The surrounding countryside offers excellent opportunities for walking and cycling with trails like the Usk Valley Walk. It's a charming destination for history enthusiasts, nature lovers, and anyone looking to experience the tranquillity of the Welsh countryside. It's easily accessible from Newport, Cardiff, and the M4.

EXTERNAL DETAILS

Externally, the hotel offers a sheltered garden, mostly laid to lawn with paved dining areas and wooden covered areas which are perfect for al fresco drinking and eating. A spacious car park is also to the rear, fully tarmacked, and offers copious amounts of parking for vehicles.

TRADING INFORMATION

Trading information can be obtained via the selling agent.



INTERNAL DETAILS

The interior of the hotel reflects its historic charm while offering modern comforts. The bar area is a cosy and inviting space which offers a warm atmosphere perfect for relaxing with a drink after a day of exploring the Welsh countryside. The bar features a selection of local ales, spirits, and an extensive wine list. The décor complements the hotel's traditional character with comfortable seating and a welcoming ambiance. It's a popular spot for both locals and visitors, adding to its lively yet relaxed vibe.

The restaurant is a celebrated dining destination. Known for its blend of traditional and contemporary cuisine and prides

itself on using fresh, locally sourced ingredients. The ambiance is warm and inviting with a focus on providing a relaxed yet refined dining experience. The hotel also boasts an extensive wine cellar.

The hotel offers versatile function rooms that are ideal for various events including weddings, conferences, and private gatherings. One of the standout spaces is The Lantern Room which features period details like two fireplaces, a stained-glass atrium that floods the room with natural light, and a solid maple dance floor. This room can accommodate up to 90 guests, and is equipped with modern amenities such as a PA system, projector, and large projection screen.







LETTING ACCOMMODATION

The hotel offers charming and comfortable accommodation. The hotel features ten individually furnished ensuite rooms, each equipped with modern amenities like flat screen TVs. The rooms vary in size and character with a cosy atmosphere and attention to detail in the décor. Further to the ten rooms, the adjacent property included within the sale has secured planning permission to be turned into three individual apartments, with each having two bedrooms, their own access, bathrooms, living rooms and kitchens, which could be utilised as further accommodation to the hotel or let out separately.

TENURE

Freehold.





FIXTURES & FITTINGS

Trade fixture and fittings are included in the freehold sale, those items personal to the current owner(s) may be excluded. Contact the selling agent for clarity.

PLANNING PERMISSIONS

Planning permission has been obtained to convert an associated property across the road from the hotel into three, two-bedroom self-contained apartments with bathrooms, kitchens and living areas. These could be utilised as further lettings bedrooms for the hotel or separately as to one's desire. Further planning information can be found on Monmouthshire Council's website using the planning reference no. DM/2023/01143.





• CELLAR

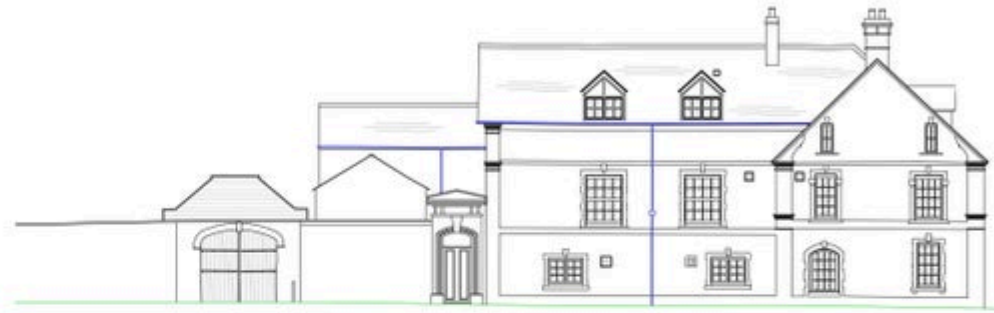
• GROUND FLOOR





SECTION 1

SECTION 1



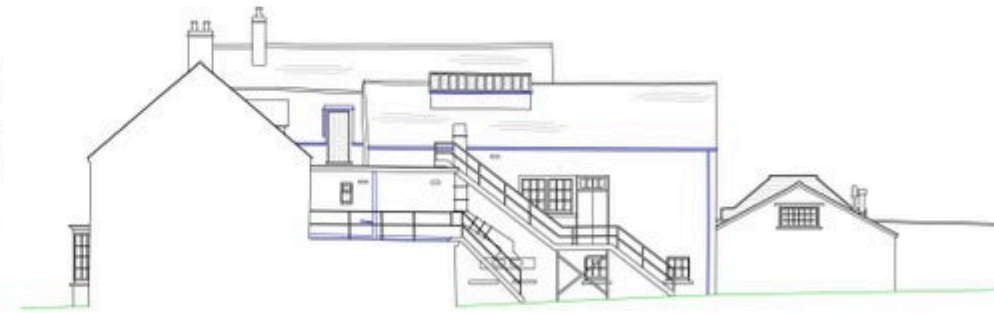
SECTION 2

SECTION 2



SECTION 3

SECTION 3



SECTION 4

SECTION 4



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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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