

The Queen's Head Hotel

| St James Street | Monmouth | NP25 3DL |

Lambert
Smith
Hampton



- ✓ 16th-century Grade II listed building with links to Oliver Cromwell
- ✓ Freehold and sold with vacant possession
- ✓ Holds a prominent position at the heart of Monmouth
- ✓ Asking price of £250,000

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FOR SALE

**FORMER PUBLIC HOUSE WITH OWNERS ACCOMMODATION
& EN-SUITE GUEST ROOMS**

Location & Situation



Monmouth is a town in South East Wales, located at the confluence of the Rivers Monnow and Wye circa 2 miles from the England Wales border. It had a population of around 10,300 residents according to the 2021 census. The town boasts a rich heritage, originating as a Roman settlement before being shaped by Norman and medieval developments, including Monmouth Castle (birthplace of King Henry V) and the only remaining fortified medieval bridge in Britain.

The property occupies a prominent corner position on St James Street in the historic heart of Monmouth, within easy reach of the town centre and local amenities. The property lies less than 100 metres from the River Wye, making it a popular stop for visitors exploring the Wye Valley. St James Street forms part of a key pedestrian route leading towards St James's Square, and the building is surrounded by a mix of heritage properties and vibrant town activity. Its central location offers excellent visibility and accessibility, ideal for hospitality or leisure use.

The property is situated 36 miles north east of Cardiff, 16 miles north of Chepstow, 26 miles west of Gloucester and 18 miles south of Hereford.

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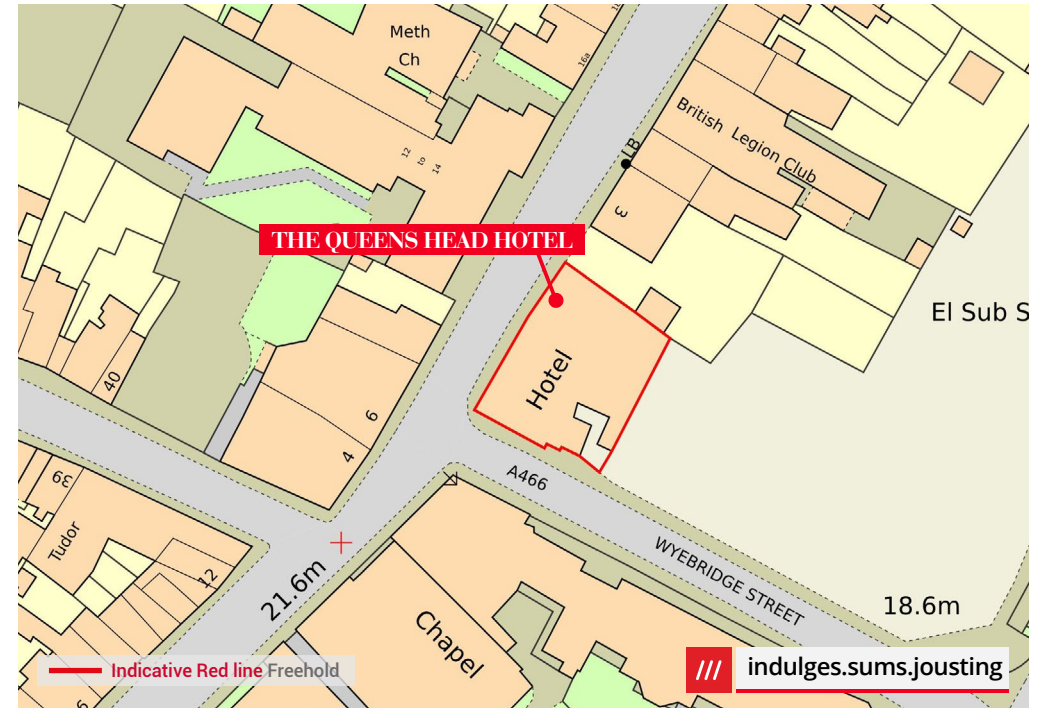


Description



The Queen's Head is a 16th century Grade II listed building steeped in heritage and character. The property comprises a detached three storey former public house with external wood cladding. The ground floor comprises two bars, a restaurant/dining room, breakfast room, a commercial kitchen, an office with a basement/cellar. There is owners accommodation on the first floor with 2/3 bedrooms in addition to guest accommodation providing 6 en-suite rooms. There is a small courtyard to the rear of the building which can be accessed off Weybridge Street.

The site measures **0.118 acres (0.04 ha)**.





Google Maps



Viewing and Further Information

Viewing strictly by prior appointment.

Charlotte Miller
M: 07590 491 877
E: cmiller@lsh.co.uk

Rachel Bassett
M: 07887 792 790
E: rbassett@lsh.co.uk



lsh.co.uk

Lambert Smith Hampton

No 2, Capital Quarter,
Tyndall Street, Cardiff
CF10 4BZ

Office: 029 2049 0499

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Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the floor areas to be as follows:

Floor	Use	Sq Metres	Sq Feet
Ground	Bar areas, restaurant, kitchen, offices	437	4,704
First	Owners accommodation & guest accommodation	223	2,400
Second	Owners accommodation & guest accommodation	72	775
Total:		732	7,879

Business Rates

We have made enquiries and note the property appears in the 2023 Rating List and is listed as follows:

Address	Description	Rateable Value
The Queens Head Inn, St James Street, Monmouth, NP25 3DL	Public House & Premises	£6,400

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

Tenure

We understand the property is held on a **freehold** title under **WA499580**.

The property will be sold with **Vacant Possession**.

EPC

Rating – **C64**.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Proposal

Asking price of £250,000 (Two Hundred and Fifty Thousand pounds).