

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: (01570) 422395 Fax: (01570) 423548 Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)



**Castle Green Bryn Road, Lampeter, Ceredigion, SA48 7EF**

**Asking Price £375,000**

THE THRIVING BUSY RECENTLY RENOVATED TOWN CENTRE PUB & HOTEL WITH 2 BARS, DINING ACCOMMODATION FOR UP TO 110 AND UP TO 10 BEDROOMS, A CAR PARK, DOUBLE GARAGE AND REAR LAWN/GARDEN AREA

## DESCRIPTION

The Castle Green is thought to date from the late 1800's and has been recently renovated to comprise a substantial detached stone and slated premises with side and rear entrances to car park for up to 20 cars

## ACCOMMODATION:-

Front Entrance Lobby to Two Bars viz.,

## SPACIOUS BEAMED PUBLIC BAR

25'0" x 13'6" (7.62 x 4.11)



to seat up to 45 and with a stone open fireplace and large bar counter

## LOUNGE BAR & RESTAURANT

34'0" x 26'0" (10.36 x 7.92)



to seat 80 and with service counter from main bar

## 2ND 30 SEAT RESTAURANT

17'0" x 13'6" (5.18 x 4.11)



with patio doors to Balcony

## A COMMERCIAL KITCHEN



to rear with stainless steel counters and equipment inc. 2 sinks, two mains gas 6 burner ovens and hobs, chip friers, 2 upright fridge freezers, commercial dishwasher, 2 microwaves, 2 large hot cupboards and large Carvery hot and cold server

## FOOD PREPARATION ROOM

with Store adjoining and 2 Store Rooms

## TILED LADIES & GENTS TOILET

## UPSTAIRS

Private Living Accommodation inc -

## SITTING ROOM

13'0" x 10'0" (3.96 x 3.05)

## BEDROOM 1 AND 2

15'0" x 14'0" (4.57 x 4.27)

each

## BEDROOM 3

13'0" x 9'0" (3.96 x 2.74)

## BEDROOM 4

15'0" x 12'0" (4.57 x 3.66)

## BEDROOM 5

9'0" x 6'0" (2.74 x 1.83)

**BATHROOM**

with toilet, washbasin and bath with shower over

**BEDROOM 6**

11'3" x 10'6" (3.43 x 3.20)

**HOTEL ACCOMMODATION**

Adjoining is the following Hotel Accommodation (HMO)

**BEDROOM 7**

14'0" x 8'0" (4.27 x 2.44)

**LOUNGE/DINING ROOM/KITCHEN**

21'0" x 12'0" (6.40 x 3.66)

overall inc., stainless steel sink, cooker, kettle and fridge points and plumbed for washing machine

**BEDROOM 8**

10'6" x 8'0" (3.20 x 2.44)

**BEDROOM 9**

12'6" x 7'6" (3.81 x 2.29)

**BEDROOM 10**

17'0" x 8'0" (5.18 x 2.44)

**TILED BATHROOM**

with toilet, washbasin and bath with shower over

**LANDING AIRING CUPBOARD****OUTSIDE**

Car Parking for up to 20 Cars to side and rear with front and back entrances and a Double Garage and a walled lawn/garden, childrens play area and raised patio area.

**SERVICES**

Mains Electricity, Water, Drainage and Gas. New mains gas fired central heating. Mostly uPVC double glazing. Telephone.

**THE BUSINESS**

Comprises excellent year round bar trade from locals and students and the popular and busy restaurant trade and hotel trade with up to 8 letting bedrooms and 2 private.



**COUNCIL TAX**

£1,950 p.a. (with 50% small business discount)

**N.B. -**

Accounts open to inspection with the proprietors to bonafide interested purchasers.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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