

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



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.

WITH POTENTIAL FOR SUB-DIVISION INTO A PRIVATE HOUSE AND PUB ALSO, OR TWO HOUSES

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.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,