

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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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 17'0" x 13'6" (5.18 x 4.11) 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



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

Adoining 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**

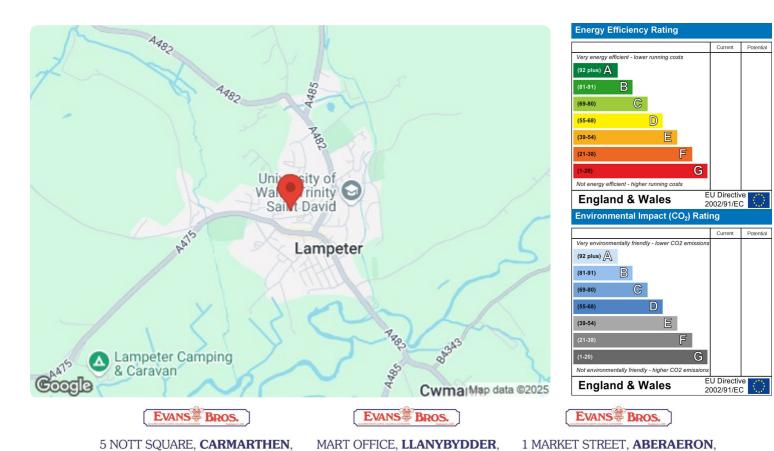
Mains Electricity, Water, Drainage and Gas. New mains gas fired central heating. Mostly uPVC double glazing. Telephone.

## 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.



Tel: (01570) 480444 Partners Evans Brothers Ltd, Mr D.T.H Evans fr.L.C.S., Mr E.J. Cambell Evans M.R.L.C.S., Mr Mark R.Evans M.R.L.C.S.,

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