



New Castle

Kewstoke Road, Kewstoke, Weston Super Mare, Somerset,
BS22 9YD

Freehold £495,000

- Somerset coast
- Spectacular estuary views
- Fine Edwardian Folly
- Stylish trading areas
- Luxury two bedroom penthouse

Ref: 86295

01460 259100

wessex@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The New Castle is an eye catching Edwardian folly building occupying a commanding position elevated above Kewstoke Road which enables it to capture the panoramic views over Sand Bay, The Bristol Channel and the coastline of South Wales. The views are an expectational feature of the New Castle with the lights of the Millennium Stadium (Principality Stadium) in Cardiff visible on a clear night and the affluent coastal town of Clevedon visible along the northern coastline.

Kewstoke is a village standing approximately three miles north of the famous coastal resort of Weston super Mare. The two are linked by a historic toll road which is flanked by ancient woodland which forms a popular walk leading directly from the side of the New Castle to the fringes of Weston super Mare. Kewstoke tends to appeal to holiday makers wishing to be slightly away from the hub of Weston super Mare. Sand Bay has a long natural beach attracting visitors from the nearby caravan parks and Sand Bay Holiday Village.

Kewstoke is quickly reached from the M5 motorway with the City of Bristol being approximately twenty miles distance.

TRADE AREAS

The New Castle was built as an Edwardian Folly in the early 1900's.

GROUND FLOOR

Front entrance into the MAIN TRADING AREA which is to a contemporary modern style with light oak effect floor, Indian natural wood tables and soft raffia weave chairs for twenty. Illuminated faced BAR SERVERY COUNTER with mirrored back bar feature and a side recessed food prep area. Direct access into the KITCHEN with safety floor, UPVC walls and stainless steel equipment. A side SNUG is to a similar modern style with tub chairs. Modern LADIES' and GENTELMEN'S/DISABLED CUSTOMER TOILETS.

OWNERS ACCOMMODATION

FIRST FLOOR

Side steps lead to a higher level access into the luxury penthouse style owners' accommodation. This has a light and airy feel with arched windows capturing the long range coastal views. Open plan LOUNGE/DINER with fitted KITCHEN. TWO DOUBLE BEDROOMS. Limestone tiled BATHROOM including tub bath and shower attachment.

EXTERNAL

A raised forecourt PATIO has table and bench customer seating for at least twenty four. There is scope to increase revenue by enclosing the terrace to enable all weather dining. Side PRIVATE PARKING AREA with access to an external STORE ROOM which has a Python system and chiller installed, currently not in use. Higher level PRIVATE PATIO with timber summerhouse. Further pathways lead to the large ROOF TERRACES with unrivalled coastal views. At the rear there is a small woodland area.

Across Kewstoke Road is a tarmac CAR PARK with twelve spaces leased on a peppercorn rent for 96 year term.

THE BUSINESS

In the hands of the present owners since 2013 who have thoroughly renovated the property since this time. The New Castle is a versatile business being a popular high end coffee lounge, wine bar and restaurant. The business is easily reached from a large customer base including local residents and the high number of visitors at this attractive coastal location. The New Castle has a turnover circa £240,000 per annum. The present owners have built up a good reputation and thriving business during their ownership there was no business when they purchased the property in 2013.

The premises was newly equipped, at considerable expense, as part of the renovation programme and is now presented to a particularly high standard.

The present owners open from 8.30am until 11pm Tuesday to Saturday and 8.30am until 6pm on a Sunday.

The present owners now wish to semi retire but are happy to assist new owners with an introduction programme. The business has a mix of full and part time staff which has enabled the present owners to enjoy a relaxed lifestyle.



TENURE & PRICE

FREEHOLD £495,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

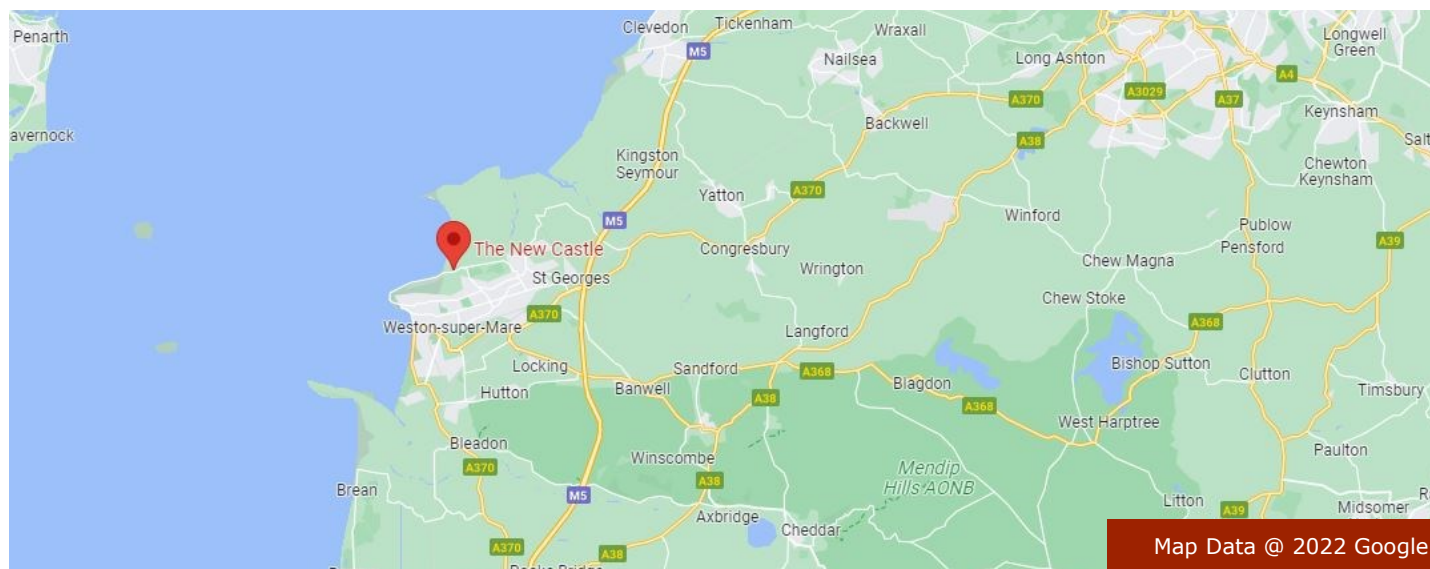
Viewing strictly by appointment only.

LICENCE

A Premises Licence is held for supply of alcohol, late night refreshment and provision of facilities for music. Permitted hours are 10:00 until 23:00 throughout the week.

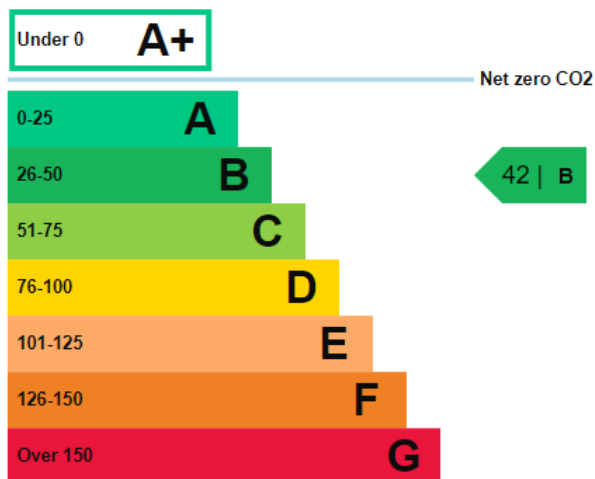
SERVICES

All mains services are connected. There is gas fired central heating.



Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



BUSINESS MORTGAGES
01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE
01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 6652-9314-0653-0191-7176

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635