

- Busy town centre location
- Substantial property with 9 en suite Letting Rooms
- Open plan Lounge Bar and separate Restaurant
- Owners Accommodation
- Private Car Park

Castle Hotel, 8 High Street, Lampeter , Ceredigion. SA48 7BG

£225,000 Freehold

Ref 91603



LOCATION

Lampeter is a well established market town in the county of Ceredigion, South West Wales, lying at the confluence of the River Teifi and Afon Dulas. It is well known as being the smallest University Town in the United Kingdom, and has a rich history which began with the Norman Conquest of Britain, with the original castle later becoming the foundations for the college buildings which still form part of the University Campus today. The town sits within the beautiful countryside but enjoys excellent road communication links with direct access to the A482, A457 and A485, providing easy access to the nearby towns of Aberystwyth, Cardigan, Carmarthen, Llandeilo and Llandovery.

The Castle Hotel is a former coaching inn located within the busy town centre alongside a number of retail and licensed premises. The property appears to be constructed mainly of stone with rendered and colourwashed elevations under a pitched slate roof. It offers accommodation on three floors, with the benefit of a car park to the rear.

TRADE AREAS

Main front entrance leading into the TRADING AREAS. Large LOUNGE BAR having predominantly carpeted floor and tiled walkway to SERVERY. Part wood panelled walls. Central horseshoe shaped wood panelled front bar counter to CENTRAL SERVERY. A mixture of pub style seating for approximately 50, with ample room for more standing. Rear GAMES AREA with pool table and two dart boards. RESTAURANT with carpeted floor and part wood panelled walls. Feature fireplace. Dining chairs and tables for approximately 32. Wood panelled front return to Central Servery. LADIES & GENTLEMENS TOILETS. CATERING KITCHEN with non slip floor, stainless steel walls and extraction hood. Good selection of catering equipment and effects.

BASEMENT : Keg Cellar with drop from the front of the property.

LETTING ACOMMODATION

FIRST & SECOND FLOORS : 9 LETTING BEDROOMS (4 single, 2 twin, 3 double) - all with en suite facilities.

PRIVATE ACOMMODATION

FIRST FLOOR FLAT : having galley style KITCHEN and large LOUNGE with access to patio area. BEDROOM 1 (double) and BATHROOM. BEDROOM 2 (double), BEDROOM 3 (double).

EXTERNAL

To the rear is a CAR PARK for approximately six vehicles, having a "coaching arch" covered section which can be utilised as a Smoking Solution.

Note : The premises also include part of an outbuilding located within the car park, which is constructed of stone and block with a slate roof. One of the three store rooms within this outbuilding belongs to the vendors and is included in the sale. The other two store rooms in the same building do not belong to our clients and are not for sale.

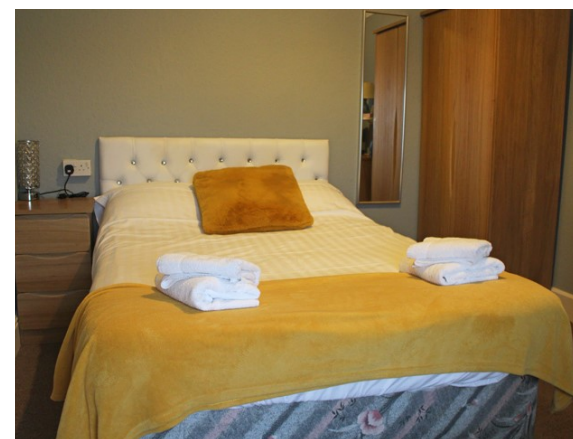
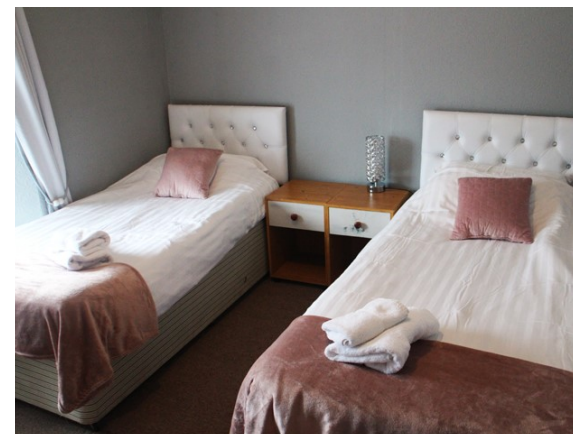
TENURE & PRICE

£225,000 for the freehold property to include trade furniture, fixtures and fittings and effects, but excluding all branded and IT equipment associated with the business including till systems and operating software. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications via Sidney Phillips. Viewing strictly by appointment only.

VAT

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.



THE BUSINESS

The business has historically traded as a town centre pub & hotel to the local community and the large number of visitors to the town. The freeholders have previously let the business on a Brewery style tenancy and therefore our clients to not hold any trading information. All prospective purchasers must make their own assessment as to the business' potential future viability.

SERVICES

Mains services are connected.

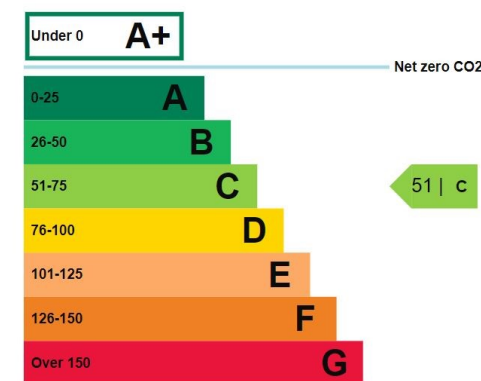
Ceredigion County Council : 01970 633163

Business Rateable Value £17,500. Business Rates Payable : £9,362.50.

Council Tax Band B. Rates Payable £1,344

LICENCE

A Premises Licence is held for the supply of alcohol between 10am to midnight Monday to Thursday, 10am to 2am Friday and Saturday, 11am to 11.30pm Sunday.



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MISREPRESENTATION ACT 1967 . MISDESCRIPTIONS ACT 1991– 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



Selling Agents : Sidney Phillips, Shepherds Meadow, Eaton Bishop, Hereford. HR2 9UA

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