



The Castle Inn - High Street, Castle Bytham NG33 4RZ

Well presented Public House For Sale

£395,000 guide price

3 Bedroom owners accommodation

- Well appointed Village Public House For Sale
- Asking price £395,000 (No VAT)
- 3 bedroom owners Accommodation
- Lounge Bar and Restaurant area
- Fully equipped catering kitchen
- Outbuilding with development potential
- Finance available subject to status

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Summary

Tenure - Freehold
Price - £395,000
VAT - Not applicable
EPC - C (70)
Size - Circa 3000 sq. ft
Legal fees - Each party to bear their own costs
Rateable Value - £10,500

Description

The Castle is a very well appointed Village pub and restaurant, located on the main street in the popular Village of Castle Bytham.

Benefiting from many character features and including a 3 bedroom owners flat on the first floor.

The building is a 2 storey stone built property under a pitched tiled roof, with single storey elevations to the rear. There is a barn to the rear that has had some improvements made, and would offer scope for Letting bedrooms - function space or hobby space.

With split level garden areas to the rear, landscaped and part covered.

Location

The Castle Inn is located in the centre of the Village of Castle Bytham, with a population in the region of 1000 residents. The Village is located 3 miles East of the A1 at the South Witham junction. It is located 9 miles (14 km) north of Stamford and 9 miles (14 km) west of Bourne.

Accommodation

Ground floor - Lounge Bar area - main central bar servery - a range of free standing tables and chairs and some fixed seating.

Step up to the restaurant area - offering 25 covers

Ladies and gents w/c's

Fully equipped catering kitchen with additional preparation and dry store rooms.

3 bedroom owners accommodation on the first floor - to include bathroom, kitchen, dining room, lounge.

Rear patio - 2 areas - private and landscaped with one area covered by a gazebo.

Rear Barn area - circa 1000 sq. ft and offering potential for function space or letting bedroom's.

Terms and Finance

Offered for sale Freehold with vacant possession - The asking price is £395,000 and we are advised that the property is not opted to TAX and VAT will not be applicable on the purchase price.

The property will come fully fitted with fixtures and fittings to include fully functional catering kitchen.

There will be no staff to transfer.

If there is any stock left at the day of completion this will be purchased at valuation.

Funding maybe available subject to status - please request information for independent financial services via office@pandfcommercial.com



Viewing and Further Information

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