

South Street

BA77ET

COOPER
AND
TANNER



£600,000 Freehold

Freehold Grade II listed thriving pub with a charming one-bedroom owners' accommodation. To include trading business and assets. Ideal lifestyle opportunity

South Street BA77ET

 1  1  2 EPC Exempt

£600,000 Freehold

DESCRIPTION

Unique opportunity to own a thriving traditional free house pub with a charming one-bedroom flat. Located on South Street in Castle Cary, this establishment has been a cornerstone of the community under the dedicated stewardship of its current owners for over a decade.

Upon entering the pub, guests are greeted by the inviting atmosphere of the spacious bar with ample room for dining and bar area, there is a further dining room and well-fitted commercial kitchen beyond that. Up to 50 covers available.

There is a comfortable and well-presented one-bedroom flat located on the first floor suited to managers or owners accommodation. The flat has the potential to house an additional bedroom next to the kitchen.

There is a shared driveway to the side of the building that leads to a large car park for patrons. There is also a courtyard beer garden.

The business is run by the current owners with additional ad hoc staff, there will be no TUPE requirements, and offers a fantastic lifestyle business opportunity for any purchaser. It is a traditional British pub serving bar and traditional pub food alongside wet trade and a 'takeaway' menu.

The business has a current 5 out of 5 rating on TripAdvisor and also has a 5/5 hygiene rating. A Business Information Pack to include summary financials, trading assets/fixtures and supplier's lists will be available at the discretion of the Vendor following a successful viewing. Stock at cost on completion.

Current Opening Hours

Monday - Tuesday: Closed

Wednesday - Saturday: 12:00 - 14:30 & 18:00 - 22:00

Sunday: 12:00 - 15:30

AREA

Castle Cary is one of the most attractive of Somerset's market towns. It is tucked away in a secluded spot a few miles off the A303, the golden stone of Castle Cary and Ansford exudes a warm glow complemented by its glorious setting in the South Somerset countryside and its friendly inhabitants.

The town has many attractive historic buildings including its 19th century Market House and the thatched George Hotel. The main street, stretching down to the old Horse Pond, is full of individual high-quality shops, delicatessens, cafes and restaurants. Tuesday is market day, when fish, bread and organic vegetables are sold on the

cobbles in front of the Market House. If you're walking, rambling, or simply looking for a quiet time in the countryside, Cary can provide it. The Leland Trail, the Macmillan Way and Monarch's Way all pass near the town, as does the route to Glastonbury for many festival goers.

The town is noted for its high quality shops - grocers, outfitters, books, antiques and local produce. There are several inns in the town, wonderful restaurants and tearooms making it perfect destination for a relaxing country break.

The Newt in Somerset is a working country estate with acres of farmland, woodland, orchards and gardens. Their gardens are open daily for visitors to explore and enjoy our restaurants, farm shops, Cyder Cellar and The Story of Gardening experience. Nestled within the grounds lies Hadspen House - a Georgian family home, now a luxury hotel and spa offering guests a place to delight in the joys of country living. The Newt is a very sought after local attraction that generates numerous visitors throughout the year and helps drive local traffic through to neighbouring businesses in Castle Cary.

AGENTS NOTES

There is a further two-bedroom cottage at the rear also currently available, by separate negotiation. Offers are invited to include The Bay Tree and Clarence Cottage for a guide price of £725,000. This package may widen potential Air BnB, letting or owner occupier opportunities.

TENURE

Freehold

COUNCIL TAX BAND/ BUSINESS RATES

Band - A

Rateable Value £4,300 (April 2023 list)

ENERGY PERFORMANCE CERTIFICATE

The agents have been informed that the Property is exempt due to listing.

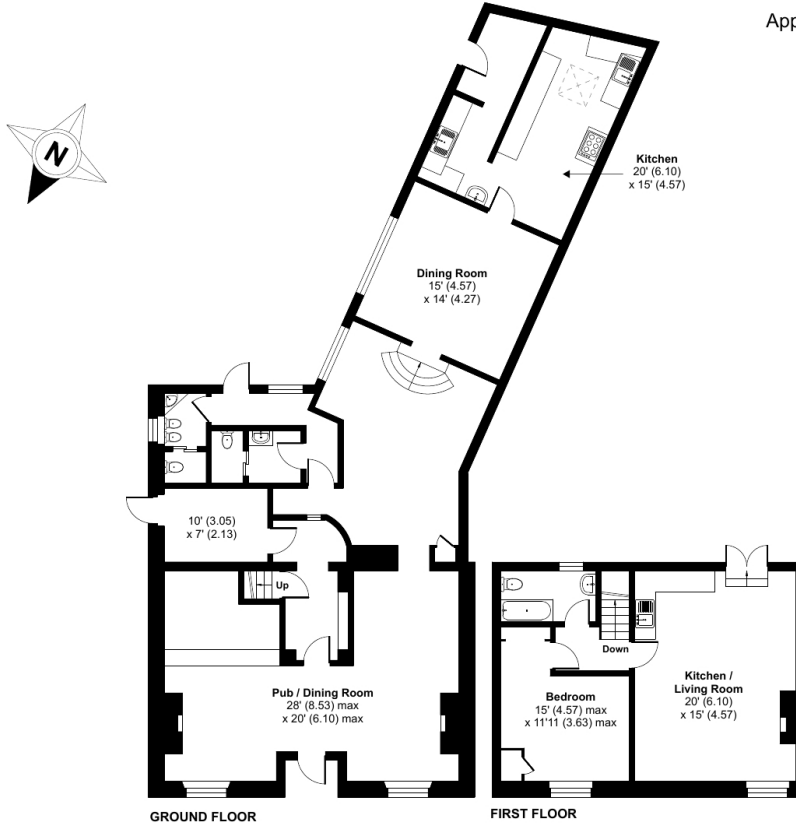




South Street, Castle Cary, BA7

Approximate Area = 2164 sq ft / 201 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1121178

CASTLE CARY OFFICE

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