

The Bay Tree

South Street, Castle Cary, BA7 7ET

COOPER
AND
TANNER



£465,000 Freehold including trading business

Freehold Grade II listed thriving pub with a charming one bedroom owners flat over. To include trading business and assets. Ideal lifestyle opportunity in popular Somerset market town. Additional cottage available separately.

The Bay Tree

South Street

Castle Cary

BA7 7ET

 1  1  2 EPC Exempt

£465,000 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. Previously a two bedroom and potential to re-create the second bedroom.

A shared driveway to the side of the building which 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.

Current Opening Hours

Monday - Tuesday: Closed

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

Sunday: 12:00 – 15:30

The business has a current 5/5 rating on TripAdvisor and 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.

LOCAL AREA

Castle Cary is one of the most attractive of Somerset's market towns. It is positioned in a rural yet accessible location with easy proximity of the A303 and train station. The town has many attractive and historic buildings and boasts a number of independent retailers, delicatessens, cafes and restaurants. There is a weekly market, each Tuesday, with stallholders offering fish, bread, and organic vegetables on cobbles in front of the Market House. There are also several nearby notable footpaths and trails and nearby local attractions including The Newt in Somerset. The Newt is a growing popular destination for local and tourist trade with open gardens, restaurant, farm shop luxury hotel and spa.

TENURE

Freehold

COUNCIL TAX / 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.

SERVICES

We understand that mains electricity, water and drainage are connected.

AGENTS NOTE

There is a further 2 bedroom cottage (Clarence Cottage) at the rear also currently available, by separate negotiation. Offers are invited to include The Bay Tree and Clarence Cottage off a guide of £725,000. This package may widen potential Air BnB, letting or owner occupier opportunities.

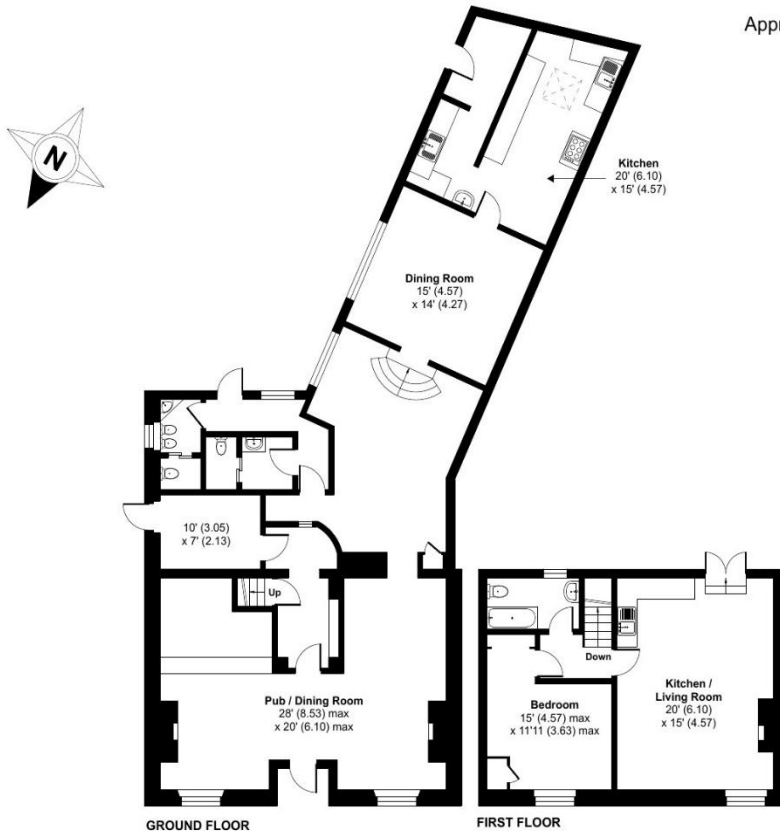




South Street, Castle Cary, BA7

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). © ricscom 2024. Produced for Cooper and Tanner. REF: 1121178

CASTLE CARY

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