

Il Castello, Nottinghamshire

10310



CHARACTERFUL BAR BISTRO CAFE PROPERTY, PROMINENT HISTORIC MARKET TOWN LOCATION, SITS 50 INSIDE PLUS OUTSIDE COURTYARD TERRACE, 3+ ROOM PRIVATE ACCOMMODATION.

Il Castello, 46-48 Castle Gate, Newark, Nottinghamshire, NG24 1BG

**OFFERS ON £375,000
FREEHOLD**



LOCATION

Situated on busy Castle Gate in the historic Nottinghamshire market town of Newark Upon Trent, short walk from Newark Castle.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

NOTTINGHAM | OXFORD | LEEDS

Head Office: 18 The Ropewalk, Nottingham, NG1 5DT

T: 0333 200 8788 E: sales@daveyco.com W: daveyco.com



TOP 50 GASTROPUBS



THE BUSINESS

Our clients have owned this property for over 20 years have closed the business due to retirement. Representing excellent value the property occupies an enviable site in the historic market town of Newark, situated on the River Trent and only a few minutes was from Newark Castle. The site is ready to trade and has the benefit of a spacious apartment.

THE PREMISES & TRADING FACILITIES

Retaining a wealth of character this highly attractive property comprises a bar, 2 through room bistro cafe dining, sitting 50+ in all, beamed ceilings and original feature fireplace. French doors open onto a paved terrace courtyard garden which overlooks locks on the River Trent. Commercial catering kitchen and ancillary areas. Private accommodation on first and second floors.

OWNERS ACCOMMODATION

Private accommodation at first and second floor levels comprises 3 rooms plus a kitchen, bathroom and a box room.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

Freehold

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

GUIDE PRICE

Offers on £375,000 for the freehold premises and trade fixtures and fittings.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.

MONEY LAUNDERING

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all buyers.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.