



The Crown Inn

Ref: 3451522

Cerney Wick, Cirencester, GL7 5QH

Freehold: £950,000

BEST & FINAL BIDS BY THURSDAY 03rd August

Circa two acre site nr Cotswolds Water Park

PP for two building plots (four bed detached)

Pub side operated under a tenancy at Will

7 bedrooms & a self contained occupied flat

Electric Hook up's for six motorhome vehicles. Energy Rating C



Description

Christie & Co, are acting On the Instructions of Fraser Real Estate - Joint Fixed Charge Receivers.

Planning permission for the construction of two detached dwellings was granted in 2020. It can be found on the Cotswold Council website under the reference 20/00749/PLP. This benefit is included within the listed price but also available by separate option, subject to further negotiation.

Please note there has been a small fire in a ground floor storage/cellar room affecting one of first floor bedrooms.

The food and beverage operation of the Crown Inn pub is currently being operated by a company called Relish on a TAW arrangement for a monthly rent of £1,000 plus utility costs.

There are six bedrooms on the first floor plus a self contained ground floor flat having the benefit of its own separate external access and a first floor flat currently occupied by a couple paying a rent of £600 per month.



Location

Cerne Wick is located in the heart of the Cotswold Water Park about six miles from the historic market town of Cirencester, home to the Royal Agricultural University, Cirencester College and several highly regarded schools. The village of Cerne Wick is surrounded by many events and attractions, including Cotswold Water Park, Badminton Horse Trials, Gatcombe Park Horse Trials, Cheltenham Gold Cup, Cirencester Park Polo Club, The Beaufort Polo Club, three golf courses and several shoots. The Cotswold Water Park is not only a major leisure attraction but also includes a number of highly sought-after second homes.

Internal Details

There are three characterful trading areas located on the ground floor of the pub, which comprise of; a lounge bar including a wood burning stove with table and sofa seating for approximately (20) customers, with an opening to a more formal dining room/restaurant which has table seating for approximately (40) persons, with a double door out onto the garden terrace. There is also a tap room with its own bar server with a fireplace, and a mix of table and bench seating for approximately (24) persons.

Ground Floor

The back of house areas include commercial kitchen, with prep and wash up areas, refrigeration room, dry stores and ground floor cellar.

External Details

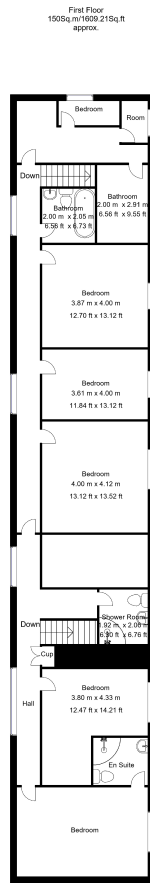
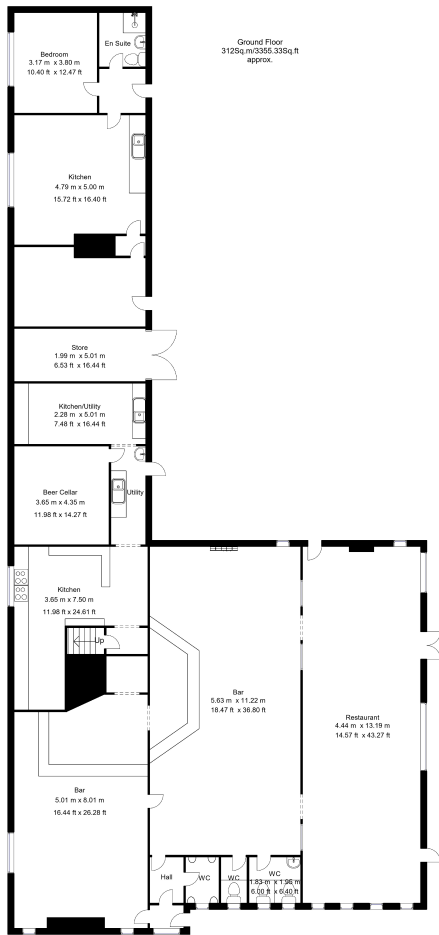
The site measures just under two acres which consists of extensive parking on gravel and lawned areas plus picnic bench seating for about 50 plus customers. There is also hardstanding for motor/camper vehicles with six electric hook up's for which the freeholder charges £10/night. There is also space on the site for campers.

The site is bounded on two sides by a small river and there is treatment plant that empties into the reed beds.

Business Rates

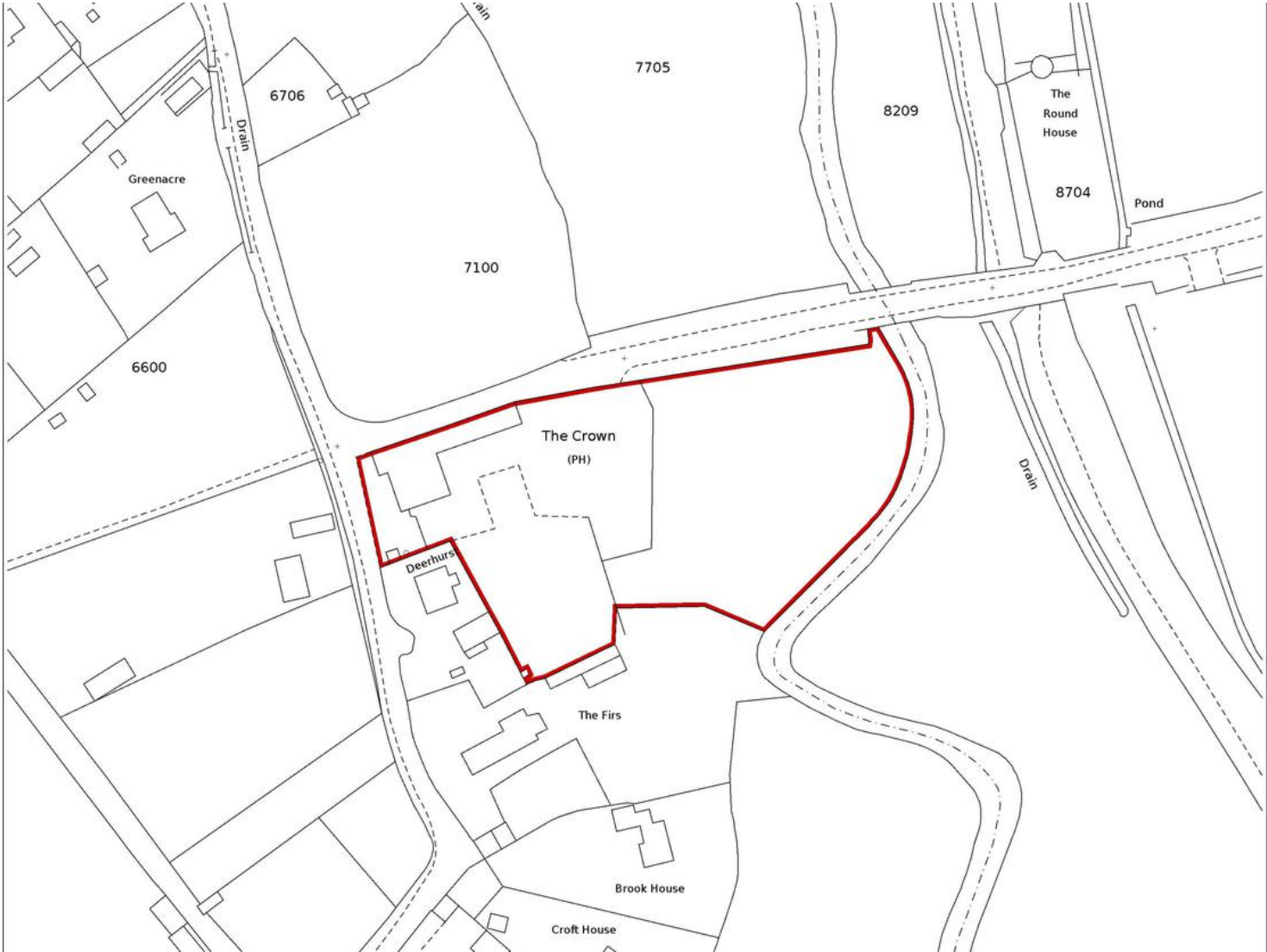
No rates are payable as below rateable value threshold and qualify for rural rate relief.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Winchester



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