



The Greyhound

177 Faringdon Road
Swindon
SN1 5DL

Freehold: £450,000

Ref: 3451589

KEY HIGHLIGHTS

- Well presented trading area
- Scope to develop food offer
- Net T/O £350,816 YE 31/03/2024
- 249 brewers barrels of beer & cider (MAT)
- Function room with separate bar
- Large outside trading area. Energy Rating C

LOCATION

The Greyhound occupies a prominent position on Faringdon Road, one of the main roads into central Swindon. Located just west of the town centre, the pub surrounded by well-established residential and commercial areas. Its proximity to Swindon Railway Station, the Designer Outlet Village and other key local amenities, such as Faringdon Road Park, is at the heart of a busy and well-connected part of the town.

The pub is in a densely populated area with a mixture of housing types including terraced houses, old railway cottages, modern apartments and family homes which giving a broad customer base within in walking distance.

Swindon Railway Station is within walking distance, providing direct services to London, Bristol, Cardiff and other major destinations. The property has convenient access to the A419 and M4 motorway, allowing easy travel throughout the wider region.





DESCRIPTION

The Greyhound is a traditional Victorian public house arranged over two storeys beneath a pitched roof and occupying a prominent corner position on Faringdon Road. The property is of traditional brick construction and presents a strong roadside presence, reflecting its long-established role as a community pub within the area.

Internally, the main trade space is open plan with a spacious main bar serving a number of seating and drinking areas. The property includes a separate function room with bar which opens onto the large outside trading area to the rear.

There is a commercial kitchen to the ground floor and the three bedroom private accommodation is found on the first floor.

EXTERNAL DETAILS

There is large external trading space to the rear of the pub. (The scaffold stage structure is not included in the sale but may be purchased by separate negotiation)

INTERNAL DETAILS

- Bar servery
- Main trading area
- Beer cellar
- Commercial kitchen
- Storage
- Function/restaurant area with bar
- Ladies & Gents WCs



THE OPPORTUNITY

Available due to retirement, the Greyhound is being offered as a fully operational freehold pub business, providing an opportunity to acquire an established trading concern with immediate income. The business already has a loyal customer base and regular trade, allowing a purchaser to build on the strong existing foundations.

The property offers a range of trading areas that support multiple revenue streams, giving an incoming owner the opportunity to further develop the business through offering food, functions, events and live music.

Its established position within a densely populated area provides a strong platform for future growth while retaining its appeal as a popular neighbourhood pub.

TRADING HOURS

Current trading hours are:

Monday 12–11 pm

Tuesday 12–11 pm

Wednesday 12–11 pm

Thursday 12–11 pm

Friday 12 pm–12 am

Saturday 12 pm–12 am

Sunday 12–11 pm

FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale and we are advised they are free from loan, lease and hire purchase agreements.





OWNER'S ACCOMMODATION

- 3 bedrooms
- Living room
- Bathroom
- Kitchen

STAFF

The sale is subject to TUPE, Transfer of Undertaking (Protection of Employment), and a staff list will be made available in due course.

TRADING INFORMATION

Net turnover: £350,816 for year ending 31 March 2024.

TENURE

The property is being sold freehold with vacant possession.

BUSINESS RATES

Rateable Value effective from 1st April 2026: £24,250.

Interested parties can obtain the latest rating information about this property by visiting www.gov.uk or contacting the relevant local authority.

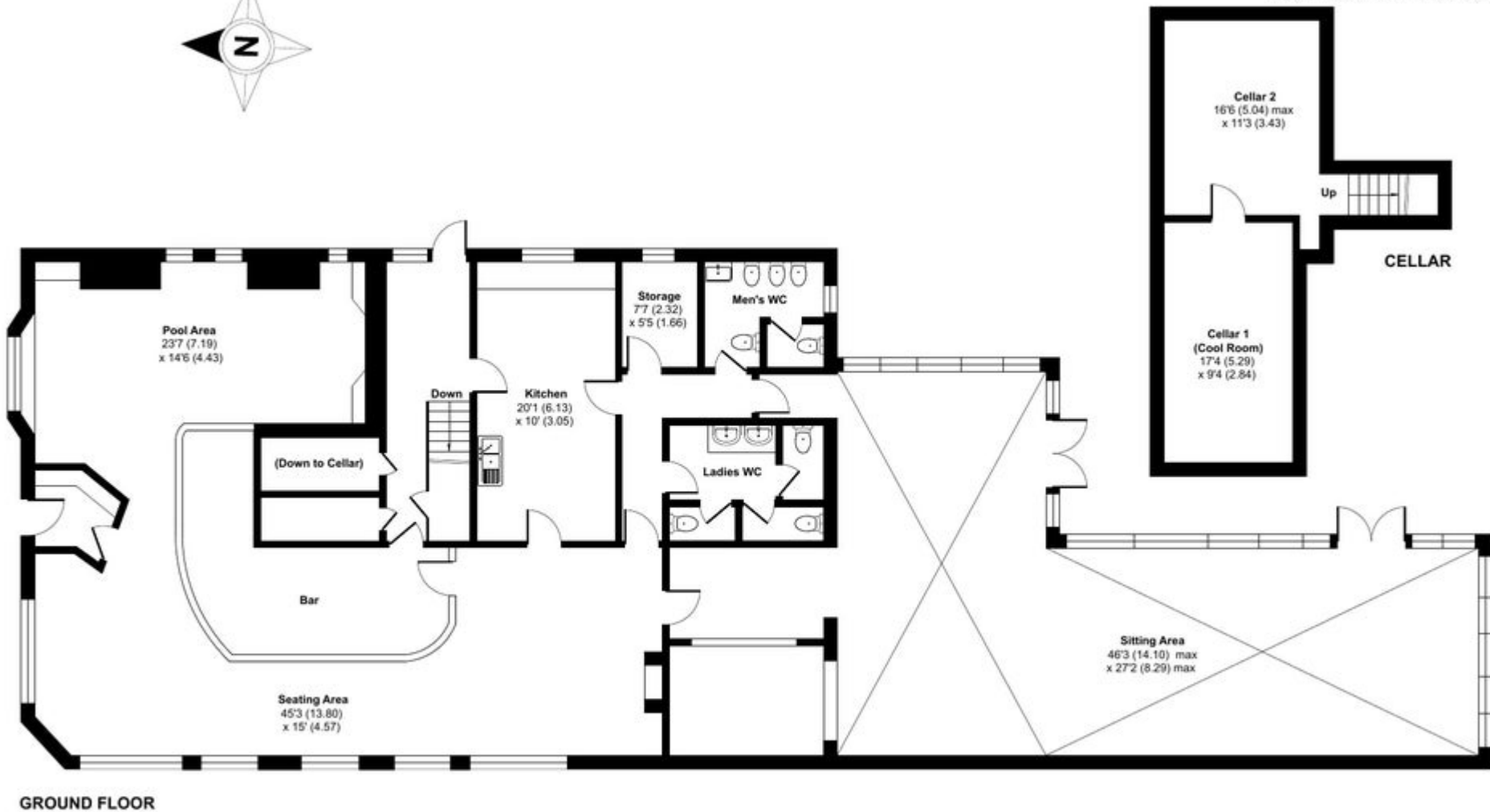
REGULATORY

Premises licence.

Faringdon Road, Swindon, SN1

Approximate Area = 3294 sq ft / 306 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1495950



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

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



GRAEME CLIFFORD

Business Agent

T: +44 7546 698 681

E: graeme.clifford@christie.com



DEVAN WILTSHIRE

Trainee Business Agent

T: +44 7561 115 176

E: devan.wiltshire@christie.com

CONDITIONS OF SALE

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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.

