



The Crown & Anchor

*1 Crowood Lane, Ramsbury,
Marlborough
Wiltshire
SN8 2PT*

Freehold: £495,000

Ref: 3858267



DESCRIPTION

A two-storey, brick built property set in its own grounds. The property dates back to the 18th century and was a popular village pub for many years. With a large internal trade space a welcoming main bar, two ground floor flats and bedrooms on the first floor, the property has character throughout.

LOCATION

The Crown & Anchor is located in the picturesque village of Ramsbury in rural Wiltshire, only seven miles from the market town of Marlborough.

THE OPPORTUNITY

A new owner could refurbish and reopen the pub and continue trading as a village pub. This kind of operation bolstered by the income from the flats (whilst living on the first floor) could provide a good lifestyle for an owner/operator or add to the portfolio of an investor.

KEY HIGHLIGHTS

- Closed 18th Century Pub
- Bar/Lounge (60)
- Two ground floor flats, currently rented
- Garden at rear of property
- Parking available (8 spaces)
- Excellent potential once refurbished



LETTING ACCOMMODATION

Two flats on the ground floor which are currently being let through Air BnB. The flats are one bedroom with a kitchen, reception room and bathroom. They produce an income of £1000-£1500 a month.

There are three additional bedrooms, a kitchen and a bathroom on the first floor of the property.

OWNER'S ACCOMMODATION

An owner/manager could live comfortably on the first floor of the property, which contains three bedrooms, a bathroom and a kitchen. These rooms could also be used as further letting accommodation.

INTERNAL DETAILS

Ground floor - Bar/Restaurant/Lounge, commercial kitchen, a cellar and storage - 60. Also on the ground floor are two one bedroom flats with kitchens, reception rooms, bathrooms and their own entrances.

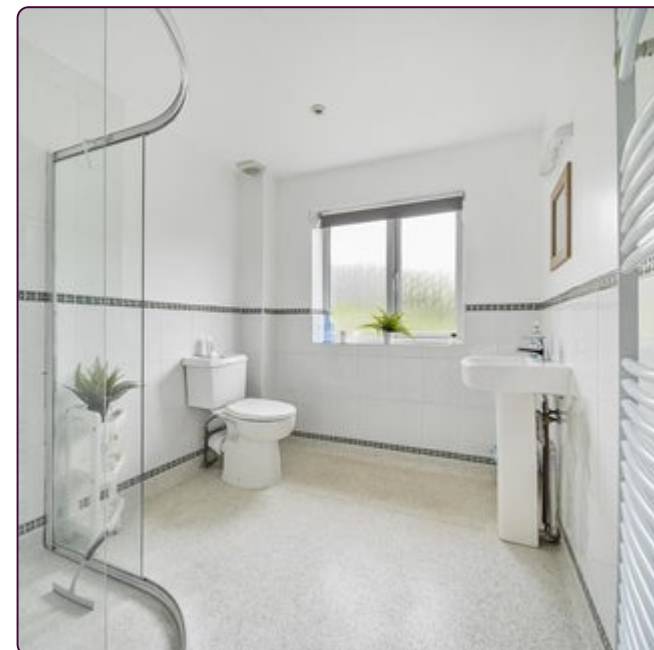
The first floor consists of three bedrooms, a kitchen and a bathroom.

EXTERNAL DETAILS

There is a lawned trade garden to the rear of the property and parking for eight cars.

FIXTURES & FITTINGS

The property is sold as seen, any remaining fixtures and fittings are included in the sale.



TRADING INFORMATION

No historic trading information available.

TRADING HOURS

Currently closed.

BUSINESS RATES

Rateable value of £3,500 (zero rates payable).

REGULATORY

Premises licence (lapsed).



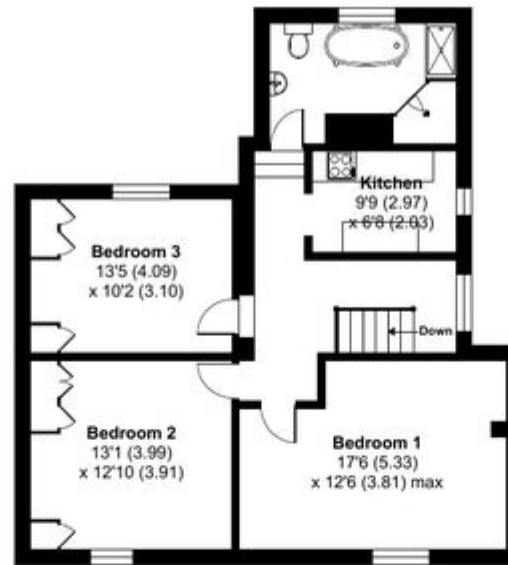
Crowood Lane, SN8

Approximate Area = 3587 sq ft / 333.2 sq m

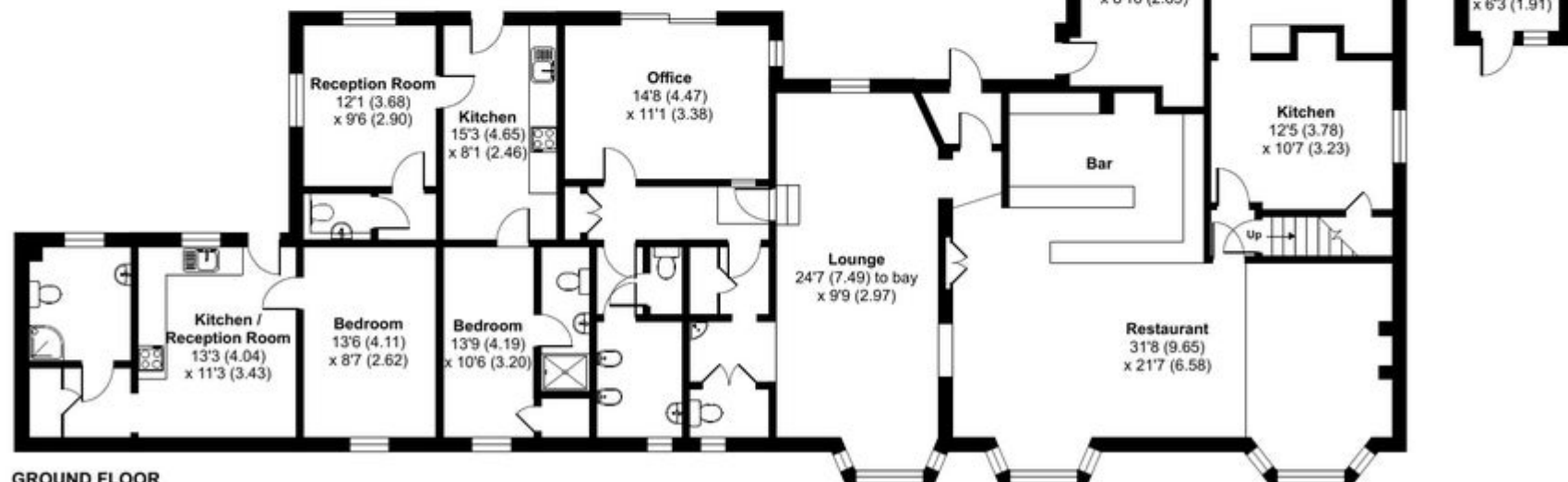
Store = 41 sq ft / 3.8 sq m

Total = 3628 sq ft / 337 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Christie Owen & Davies Plc. REF: 1119192



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

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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:



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CONDITIONS OF SALE

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