



- FULLY FITTED PUB TO LET – NIL PREMIUM
- Situated in the heart of historic Royal Wootton Bassett
- Grade II Listed character pub in town centre
- Delightful trading area with character features
- Patio area to the rear plus further lawned area
- Private accommodation comprising 3 rooms & bathroom
- 7 letting rooms
- RENTAL OFFERS INVITED

The Crown Hotel
131 High Street
ROYAL WOOTTON BASSETT
Swindon
SN4 7AY

LOCATION

Royal Wootton Bassett has a population of almost 12,000 and is a charming town located in Wiltshire. It is a popular destination, for both locals and visitors alike, boasting a variety of attractions including a number of pubs, restaurants and a historic market square. With its beautiful historic architecture, green spaces and picturesque town centre, it is no wonder that Royal Wootton Bassett is a popular destination all year round.

The Crown Hotel occupies a prominent location in the heart of the town centre.

PROPERTY

A character property with a ground floor bar and restaurant, trade kitchen, 7 letting rooms and private accommodation above, plus an outside trading area to the rear, providing the following:

Ground Floor	Main bar & restaurant, trade kitchen, WC's and 4 letting rooms
First Floor & Attic	Private accommodation comprising 3 rooms, 3 letting rooms and disused attic rooms
Basement	Beer cellar
External	Patio at the rear of the pub plus large lawned area and garage.

From our inspection, and digital mapping, the property provides the following areas:

Ground Floor Bar	114 sq m	1,223 sq ft
Ground Floor Letting Rooms	92 sq m	993 sq ft
Ground Floor Ancillary	51 sq m	546 sq ft
Basement	39 sq m	422 sq ft
First Floor	101 sq m	1,091 sq ft
Attic	42 sq m	449 sq ft
Total Floor Area	439 sq m	4,724 sq ft

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

PREMISES LICENCE

The property benefits from a Premises Licence permitting the sale of alcohol from Sunday to Thursday 09:30 – 00:00 and Friday to Saturday 09:30 – 02:00.

ENERGY PERFORMANCE CERTIFICATE

The property is Grade II Listed and exempt from the requirement to have an Energy Performance Certificate.

RATING ASSESSMENT

2024 Rateable Value - £9,250. Interested parties are advised to verify this figure with Wiltshire Council on 0300 456 0100.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TERMS

Rental offers are invited on the basis of a new free of tie lease. VAT will be charged, where applicable, at the prevailing rate.

VIEWING

For further information or to arrange a viewing, please contact sole agents. [Click here for virtual viewing.](#)

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Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.

2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

3) The Vendor does not make or give any representations or warranties in respect of the property.

4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.

5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.



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