



The Crown Inn

Ref: 5854368

2 Helmdon Road, Weston Towcester, Northamptonshire,
NN12 8PX

Leasehold: £50,000, Annual Rent: Offers Invited

5 luxury double en suite bedrooms

Located in picturesque Northants village

Lounge bar, snug

3 separate dining areas

Function room

Sympathetically restored ironstone coaching inn. Energy Rating D

New Lease to be created

 **CHRISTIE & CO**



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The Crown is located in the centre of the picturesque village of Weston, Northamptonshire. The Inn is approximately 8 miles west of Towcester village and only 9 miles from the world famous Silverstone Grand Prix circuit. Conveniently located for easy access to the M40 and M1 motorways, including Milton Keynes, Northampton, Banbury and Brackley.

Description

Dating back to the reign of Elizabeth I, The Crown served its first glass of porter in 1593 and is a prominent ironstone building in the centre of this picturesque village. The beautifully Grade II listed 3 storey Coaching Inn, has been very sympathetically renovated to provide 5 luxury en-suite bedrooms, a snug and 3 separate dining areas.

Internal Details

- Public Bar
- Snug
- 3 separate dining areas
- Function Room with bar servery
- Separate ladies & gents' toilets
- Fully fitted commercial kitchen
- Food preparation area
- Food store with walk-in-fridge
- Ground floor cellar
- Additional store





Letting Accommodation

Located over 2 floors 5 luxury uniquely designed double en suite bedrooms.

Owner's Accommodation

Single bedroom
Bathroom
Office
Staff quarters comprising
Double bedroom with en suite bathroom
Boiler room & store

External Details

To the side of the property is a raised courtyard which is accessed from the main trading area. There is further seating to the front of the property on a raised lawned garden, bin store and driveway.

Parking in the village is completely unrestricted.

The Opportunity

The owners have built up an excellent reputation over the last 7 years winning many accolades and receiving national press coverage praising the cuisine and service. The Inn is popular with villagers and those traveling from nearby towns and villages. With its close proximity of the Silverstone Grand Prix circuit and the many events it holds throughout the motor racing calendar whether for cars or bikes, the Crown is a firm favourite to relax and dine for drivers, teams or spectators.

Development Potential

There is the opportunity to develop the current function room to either provide additional letting accommodation or further living accommodation, depending on the personal requirements of a purchaser.

Fixtures & Fittings

We understand that the trade fixtures and fittings are owned outright and will be included within the sale.



Trading Hours

Monday to Sunday inclusive
11.00am to 12.30am

Business Rates

We have accessed the VOA website and the rateable value from 01 April 2017 to present is £22,250.

NB No business rates will be paid in the tax year 2020-21.

Regulatory

Premises Licence.
Services: oil-fired heating, mains water and mains drainage.

Customer Due Diligence Checks

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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Birmingham



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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