

# THE CROWN

19 NEW PARK STREET, DEVIZES, WILTSHIRE, SN10 1EA

PUBLIC HOUSE AVAILABLE TO LET ON A NEW TIED LEASE IN DEVIZES TOWN CENTRE



THE CROWN

Food  
Served Every Day

OPEN  
FOOD  
SERVED EVERY DAY  
Sunday Roasts

0800  
1000  
1500  
2000  
2500  
3000  
3500  
4000  
4500  
5000  
5500  
6000  
6500  
7000  
7500  
8000  
8500  
9000  
9500  
10000

## HIGHLIGHTS INCLUDE:

- Prominent pub located in Devizes town centre
- Local area subject to proposed large scale residential and mixed use development
- Fully fitted trade inventory including kitchen equipment
- Well presented patio trade garden to the side and rear with a dedicated bar servery
- Benefit of a 3am licence between Monday - Sunday
- Extensive three bedroom manager's accommodation
- Available by way of a new tied lease with terms to be agreed

## LOCATION

Devizes is an historic market town located approximately 21 miles east of Bath and 15 miles west of Marlborough. The property occupies a prominent position on the busy New Park Street (A361) just off Northgate Street, the town's main thoroughfare. The immediate area is subject to a proposed large scale development of the former Wadworth Brewery providing over 100 dwellings in addition to retail, community and workshop spaces.

## DESCRIPTION

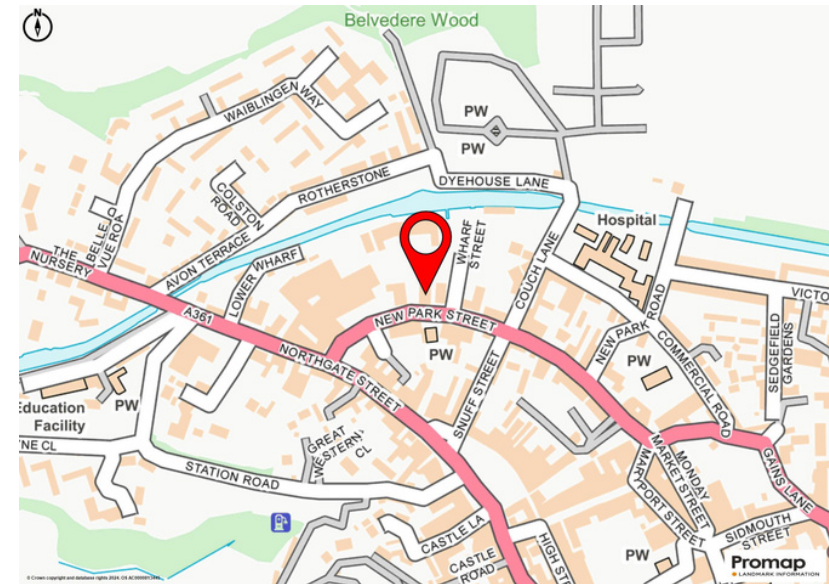
The Crown is a two storey detached property of brick construction beneath a pitched tiled roof with multiple extensions to the rear. The property benefits from a well presented patio trade area to the side and rear with a dedicated bar servery.

## ACCOMMODATION

The ground floor comprises a main bar servery with interlinking trade areas including a front snug dining area, restaurant and rear conservatory for approximately 100 customers. Ancillary trade areas include customer WC's (including accessible) and a commercial trade kitchen. The first floor comprises a function room/skittle alley for approximately 32 customers. The manager's accommodation is also located on the first floor and comprises three bedrooms (one en-suite), single room, lounge, kitchen, bathroom and office. There are a two further rooms at attic level.

## EXTERNAL AREAS

The external areas comprise a patio trade area to the side and rear benefitting from a dedicated bar servery within an outbuilding, fixed timber seating booths and loose tables and chairs for approximately 96 customers.



## FLOOR AREAS

The property has the following approximate gross internal floor areas;

Floor	Sq M	Sq Ft
Ground	316	3,401
First	207	2,227
Attic	49	527
Basement	57	613
Total	629	6,768

## TENURE

Leasehold.

## PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol under the following hours:

- Monday - Sunday: 10:00 - 03:00

## TRADING

The premises are currently closed for trading.

## RATEABLE VALUE

2023 - £58,000.

## EPC

C-67.

## PLANNING

The building is Grade II Listed and is located within the Devizes Conservation Area.

## FIXTURES AND FITTINGS

Trade fixtures and fittings which are in the absolute ownership of the Lessor and in situ on completion will be included within the letting. Any branded or leased items and any items owned by third parties will be excluded.



## VAT

VAT will be applicable.

## SERVICES

We are verbally advised that all mains services are connected to the property.

## VIEWINGS

All viewings must be arranged strictly by appointment with the sole letting agents Savills.

## TERMS

Available by way of a new tied lease with terms to be agreed. Rental offers invited.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.





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