



The Radnor Arms

Ref: 3451514

Corston, Malmesbury, SN16 0HD

Freehold: Over offer £395,000

Characterful period pub

Two letting rooms with separate access

Trade garden

Scope to develop more letting rooms (STP)

Three bedroom owners accommodation

EPC Exempt



Description

The Radnor Arms is a Grade II Listed building which dates back over 400 years. It remains a characterful pub and has two stone fireplaces with wood burners in the comfortable trade area which has seating for circa 50 people.

The beer cellar is next to the the single bar servery and behind this there is a well equipped catering kitchen, as well as storage and a wash up area.

Externally there is a beer garden and ample car parking.

Fixtures & Fittings

Our client has advised us that all trade fixtures and fittings are included in the sale.



Location

Corston is an attractive village on the A429 in Wiltshire, approximately 3 miles south of the historic town of Malmesbury and on the south east side of the Cotswolds.

Nearby visitor attractions include the Cotswolds Water Park, Castle Coombe race track and the national Arboretum at Westonbirt.

The area is served by excellent transport links to Gloucester (A417), Cheltenham and Bath (A46), Chippenham (A429), and has motorway access via junction 17 of the M4.

Tenure

Freehold.

Internal Details

- L shaped trade area (50 covers)
 - Bar servery
 - Beer cellar
 - Trade kitchen
 - Ladies & gents toilets
-

External Details

There are external seating areas to the side and rear of the pub and customer parking for approximately 18 cars.

Business Rates

The rateable value is £8,500 (April 2023) Rural Rate Relief may apply.





Letting Accommodation

To the rear of the building are two letting rooms, one double and one single, each with an en suite shower room. These have separate external entrances which enable independent 24 hour accommodation guest access.

Trading Hours

The current opening hours are:

Mon: Closed
Tue: Closed
Wed: 5:30pm - 10:00pm
Thu: 5:30pm - 10:00pm
Fri: 12:00pm-2:00pm and 5:30pm-10:30pm
Sat: 12:00pm-2:30pm and 5:30pm-10:30pm
Sun: 12:00pm - 4:30pm

Owner's Accommodation

- Three bedrooms
 - Large bathroom/shower room
 - Open plan kitchen/dining lounge area with a wood burning stove
 - Large attic room currently used as living space with access to eaves storage
-

Trading Information

We understand the trade split to be approximately 34% wet, 42% food and 24% room sales.

Accounting information will be made available to seriously interested parties.



Gross internal area 209.48 m² (22543 ft²)



Ground Floor

Gross internal area 5002 m² (5384 ft²)



2nd Floor

Gross internal area 10832 m² (11650 ft²)



1st Floor





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:

Graeme Clifford

Business Agent

T:+44 117 946 8518

M:+447546 698 681

E:graeme.clifford@christie.com

Bristol



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.



For full information on Christie Insurance please call 03330 107189

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. April 2024

christie.com