



# The Crown Inn

Ref: 3858265

High Street, Lechlade, GL7 3AE

Freehold: £495,000

Freehold pub with vacant possession

Bar & games room seating 40. GIA: 330 Sqm

3 en suite letting rooms, 100% wet lead

3-bedroom owners/staff accommodation

External seating for 15

Potential in introduce a food offering. EPC: Exempt



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## Description

The Crown at Lechlade property dates back to the 16th Century and is Grade II Listed, featuring a two-storey layout, comprising a bar area, games room and three-bedroom owner's accommodation.

Externally, it boasts a beer garden accommodating up to 15 seats and three detached letting rooms.

Site area: 0.095 acres (0.038 hectares).

GIA: 330 Sqm.

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## Location

The Crown Inn pub is situated in the picturesque market town of Lechlade-on-Thames. It stands adjacent to the bustling High Street, not far from the historic marketplace. Nearby roads include the A417 and the A361, which connect Lechlade to major towns such as Swindon, Cirencester, and Burford. Swindon is approximately 17 miles southwest, while Cirencester lies about 13 miles southeast, and Burford is around 11 miles northeast of Lechlade.

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## Internal Details

- Main Bar seating 30 with bar servery
  - Games room with pool table seating 10
  - L-shaped domestic kitchen
  - Ladies & Gentlemen's WC's
  - Various ancillary storage areas
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## Owner's Accommodation

- Two double bedrooms, one with en suite
  - Living room, kitchen and bathroom
  - To the attic is a self-contained flat comprising living room, bedroom, bathroom and kitchen
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## External Details

- Rear trade garden with wooden benches seating 15
  - Covered area and former brewery space
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## Business Rates

Rateable value effective from 1 April 2023 is £9,750.

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## Fixtures & Fittings

All trade fixtures and fittings will be included in the sale with the exception of any personal effects and third party items. An inventory will be provided once an offer has been accepted.

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## Services

We are advised that all mains services are connected.

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## Letting Accommodation

- Three detached en suite letting rooms in the rear trade garden
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## Staff

The property is currently tenanted but will be available with vacant possession. No staff are to transfer under TUPE.





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**Tenure**

Freehold with vacant possession.

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**Trading Information**

No trading information is available.



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**Trading Hours**

Monday to Thursday: 16:00 – 23:00

Friday to Sunday: 12:00 – 23:00

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**Regulatory**

Premises Licence.



Denotes restricted head height

## High Street, Lechlade, GL7

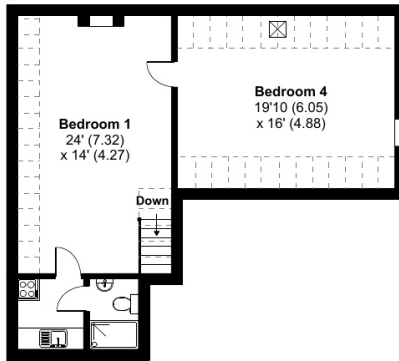
Approximate Area = 3203 sq ft / 297.6 sq m

Limited Use Area(s) = 188 sq ft / 17.5 sq m

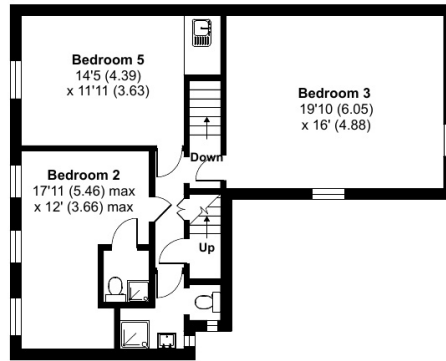
Outbuilding = 165 sq ft / 15.3 sq m

Total = 3556 sq ft / 330.4 sq m

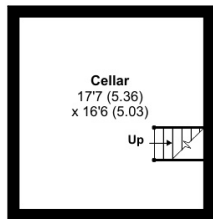
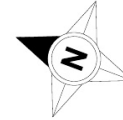
For identification only - Not to scale



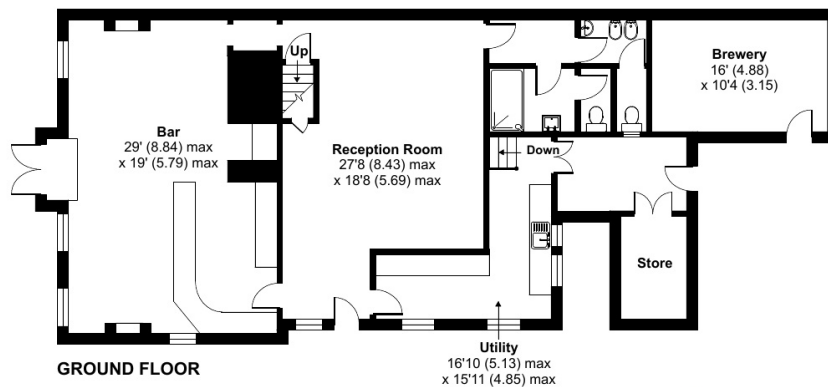
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Christie Owen & Davies Plc. REF: 1105399



### 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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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 0244 412 4044.



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