



Three Crowns

18 The Causeway, Chippenham, Wiltshire, SN15 3DB

Freehold £325,000

- North Wiltshire town free house
- Historic building close to town centre
- Within easy reach of the M4 and the city of Bath
- CAMRA branch pub of the year 2022
- Outside seating and parking for several cars
- Owners accommodation usable as two flats

Ref: 51272

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 **Sidney
Phillips**



LOCATION

The Three Crowns occupies a prominent location on the eastern edge of the town centre close to the junction where The Causeway meets London Road. Chippenham lies approximately 13 miles north east of the city of Bath and 86 miles west of London. Chippenham has direct access onto the M4 motorway which enables quick travelling along the M4 corridor to South Wales, Bristol, Bath, Swindon, Reading and the city of London. Chippenham also benefits from a main line railway station with regular connections to London Paddington.

Chippenham is close to the southern fringe of the Cotswolds an area of outstanding natural beauty. The town has a population of circa 45,000.

The Three Crowns is a historic Grade II listed period building which has records of being a public house from pre 1723.

TRADE AREAS

Entrance porch from The Causeway into both bars. The SNUG BAR has painted dado panelling, natural wood floorboards and variety of tables and chairs with seating for approximately 16. Panel fronted natural wood topped bar servery counter with five cask ale hand pumps. The MAIN BAR again has natural wood floorboards, dado panelling and feature Bath stone type fireplace with inset winter log fire. The furnishings include a mix of natural wood tables and chairs together with fixed bench seating for approximately 30. Painted panel faced polish topped bar servery counter displaying the selection of seven hand pumped cask ales and six keg lines with a mirror back bar display feature.

Inner hallway with access to the LADIES AND GENTLEMAN'S TOILETS.

BASEMENT; inter connecting cellarage with arched roofs of good height with a storage area. Further cellarage with refrigerated cask store.

OWNERS ACCOMMODATION

This is usable as two flats.

The main flat provides a DOMESTIC KITCHEN, OFFICE, TWO DOUBLE BEDROOMS one of which is the master with a feature bay window and an iron ornamental fireplace. SITTING ROOM with bay window and pine framed fireplace feature. BATHROOM with corner shower cubicle.

The second floor provides a BEDROOM in the roof apex with an adjoining DRESSING AREA. Further potential KITCHEN, SHOWER ROOM and a SITTING ROOM.

EXTERNAL

A wide pavement provides outside seating with some fixed wooden benches. To the rear of the property is a triangular area of ground with parking for several cars.

THE BUSINESS

In the hands of the present ownership since 2010, since which time the Three Crowns has become a traditional wet sales driven business which offers several cask ales on an ever changing rotating basis of local micro brewery beers. There is also a range of traditional ciders. The Three Crowns has a large following of cask ales lovers and is a multi award winner with CAMRA and featured in the 'Good Beer Guide'. It has now received the award of being the local CAMRA branch pub of the year 2022. It is a wet sales business with food mostly restricted to filled rolls and pies. The Three Crowns is popular for regular events including; ukulele evening and also a cheese club, darts, quizzes, charity fund raising and pop up restaurant nights. Beer festivals are held four times a year. The present owner has chosen to operate limited hours, opening late afternoon Monday to Thursday, and 12:00 - 23:00 Friday to Sunday, since which turnover tends to be in the region of £130,000 per annum.

LICENCE

A full Premises Licence is held with the provision of live and recorded music.

The property is Grade II listed and therefore does not require an EPC.

SERVICES

All mains services are connected.

Gas fired central heating

Local Authority: Wiltshire Council, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN

Telephone: 0300 456 0100

Business Rates: £7,000



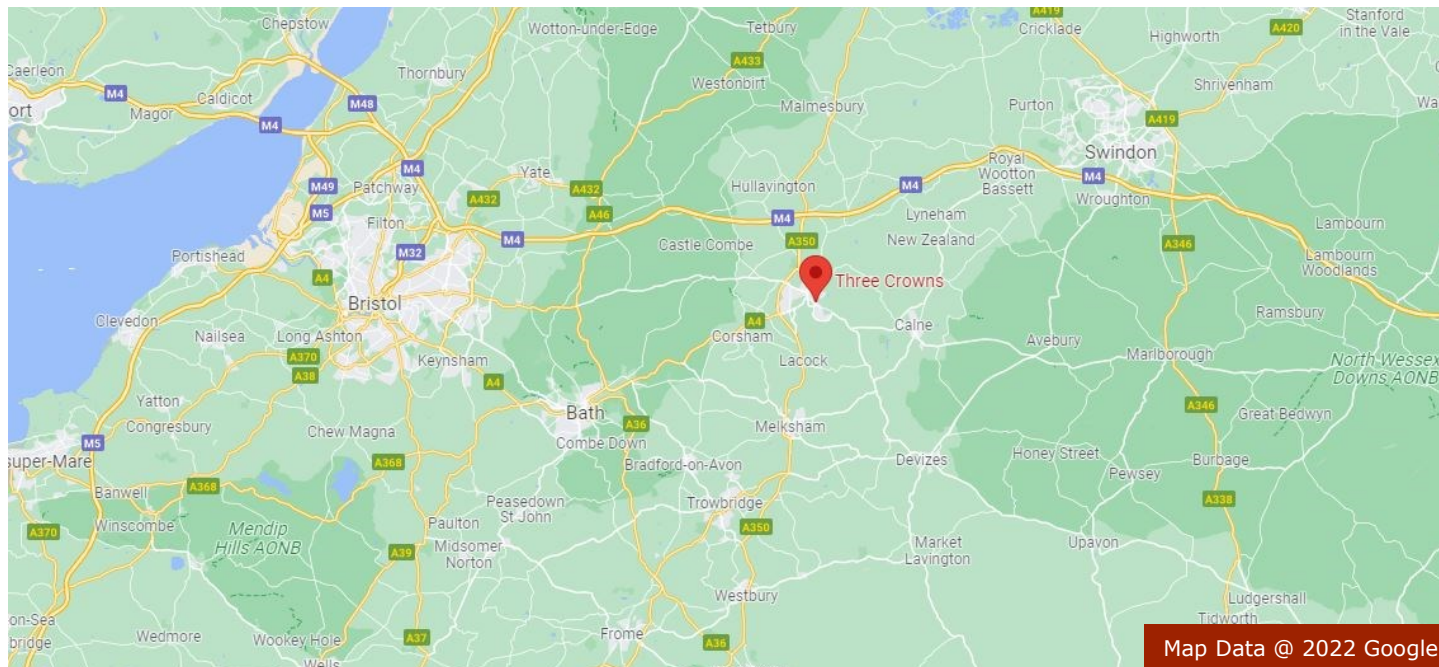
TENURE & PRICE

FREEHOLD £325,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

An adjoining building with conversion possibilities to a small cottage with walled garden is available by separate negotiation.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



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