



A3 (RESTAURANTS AND CAFES) / DEVELOPMENT / DEVELOPMENT LAND / PUB / BAR / CLUB / RESTAURANT / CAFE FOR SALE

'STRICTLY PRIVATE & CONFIDENTIAL'

The Three Crowns, Billingshurst Road, Wisborough Green,
Billingshurst, RH14 0DX

A superb opportunity to acquire a trading freehold
or leasehold country pub restaurant with large
gardens and accommodation on main A272
2,560 SQ FT

Eightfold
property

Tel: 01273 672 999
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Summary

Available Size	2,560 sq ft
Price	Offers in excess of £1,000,000 The price quoted is subject to VAT
Rates Payable	£7.50 per sq ft Currently benefiting from substantial government rates relief
Rateable Value	£38,500
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

Description

The accommodation comprises the following areas: Ground floor bar area of approx. 40 covers, lounge and restaurant approx. 45/50 covers, function room 10-12 covers, function room two, 8-10 covers, spacious fully equipped kitchen, walk in fridge, dry stores and office. Self contained two bedroom flat over plus two/three staff rooms and staff bathroom and w/c. Large lawned gardens of 100/120 covers, decked sun terrace (partially covered)50/60 covers, herb garden, all fully fitted

Location

The Three Crowns occupies a highly prominent roadside position on theA272, within the beautiful village of Wisborough Green, between Petworth and Billingshurst in West Sussex. The village lies 17 miles south of Guildfordand 20 miles north of Chichester. The pub is located on the edge of the South Downs National Park, within the Wisborough Green Conservation area. The property overlooks the busy village green and is adjacent to the village church.

Accommodation

The accommodation comprises the following areas:

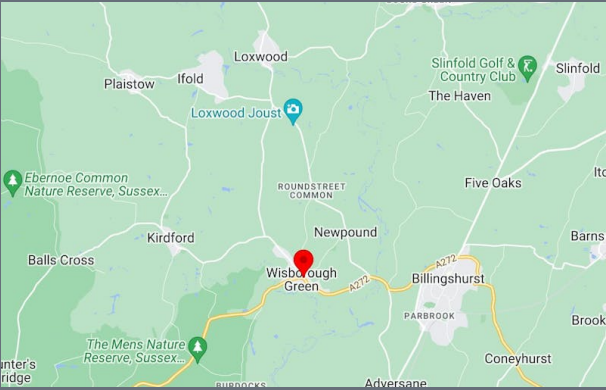
Name	sq ft	sq m
Ground - Bar	850	78.97
Ground - Lounge area & Restaurant	750	69.68
Ground - Function room	140	13.01
Ground - Restaurant	650	60.39
Ground - Funtion room 2	170	15.79
Ground - Kitchens	350	32.52
Total	2,910	270.36

Viewings

This property is confidentially on the market and viewings are strictly by prior appointment only

Turnover/trade:

The property has been trading for approx three years with freehold owners using managers to trade and therefore has not been run as efficiently as is possible. However the turnover has grown steadily, Year 1: £450k Year 2: £650k Year 3: £850k so there is great scope for improvement.



Get in touch

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