



A3 (RESTAURANTS AND CAFES) / DEVELOPMENT / DEVELOPMENT LAND / PUB / BAR / CLUB / RESTAURANT / CAFE TO LET / 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
Website: www.eightfold.agency

Summary

Available Size	2,560 sq ft
Rent	£75,000 per annum Offers invited in the region of £40,000 for the benefit of fixtures and fittings and goodwill
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:

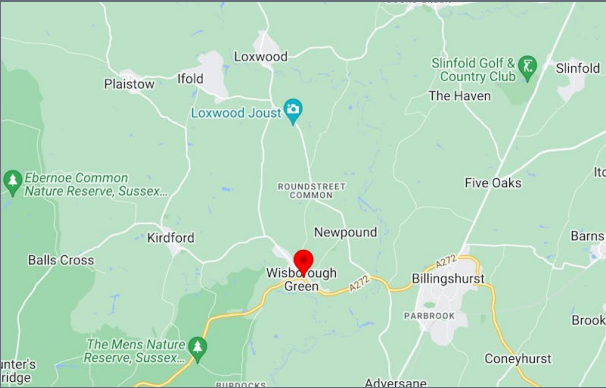
Name	sq ft	sq m
Ground - Bar	850	78.97
Ground - Lounge area & Restaurant	750	69.68
Ground - Function room	140	13.01
Ground - Restaurant	650	60.39
Ground - Funtion room 2	170	15.79
Ground - Kitchens	350	32.52
Total	2,910	270.36

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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max@eightfold.agency

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Energy performance certificate (EPC) recommendation report

THE THREE
CROWNS
BILLINGSHURST
ROAD
WISBOROUGH
GREEN
BILLINGSHURST
RH14 0DX

Report number
**1467-6833-7194-
1802-8874**

Valid until
**10 December
2030**

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/6269-7403-6849-8671-7961\)](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/6269-7403-6849-8671-7961).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
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Some windows have high U-values - consider installing secondary glazing.	Medium
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Add weather compensation controls to heating system.	Medium
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Some loft spaces are poorly insulated - install/improve insulation.	Medium
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Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
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Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
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Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
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Consider installing an air source heat pump.	High
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Consider installing solar water heating.	Low
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Consider installing PV.	Low
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Property and report details

Report issued on	11 December 2020
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Total useful floor area	429 square metres
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Building environment	Heating and Natural Ventilation
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Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0
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Assessor's details

Assessor's name	Daisy Drake
Telephone	07759 900768
Email	daisepc@live.com
Employer's name	DaisEPC Ltd
Employer's address	54 Howard Road, Sompting BN15 0LP
Assessor ID	EES/019587
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's declaration	The assessor is not related to the owner of the property.

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related reports for this property.



BakerLife Compliance

National Commercial Property
Compliance & Marketing

Energy Performance Certificates
(EPC's)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Elevated Property Photography
Asbestos Management Reports
Fire Risk Assessment Reports

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn based on either interior measurements or measurements including wall thickness or a mixture of both also some plans are produced using rough measurements given by clients or copied off old plans so can be unreliable. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser or other interested party. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. If full measured areas and CAD plans are required for this building please contact us www.bakerlife.com

DO NOT SCALE THIS DRAWING

Drawing Key

Rev

Date

Amendments

BakerLife

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www.bakerlife.com



Project

Floor Plans

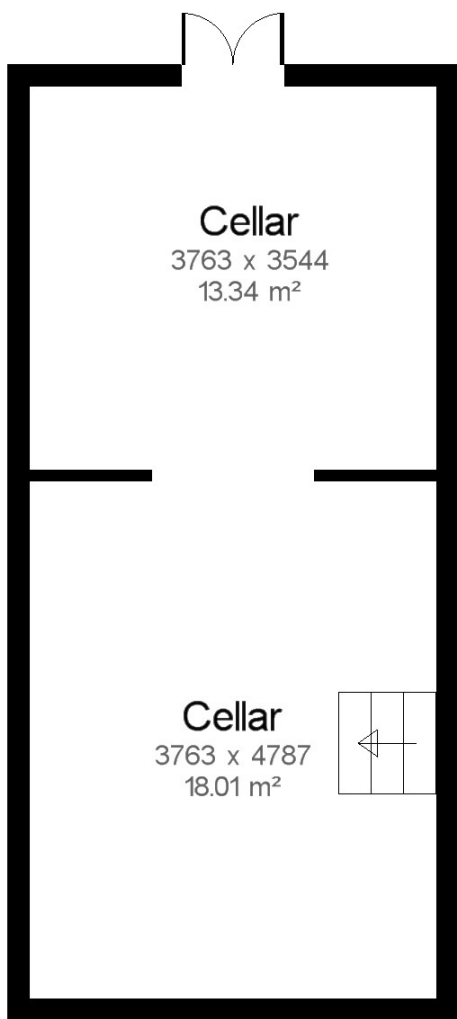
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Drawing Title: Floor Plan

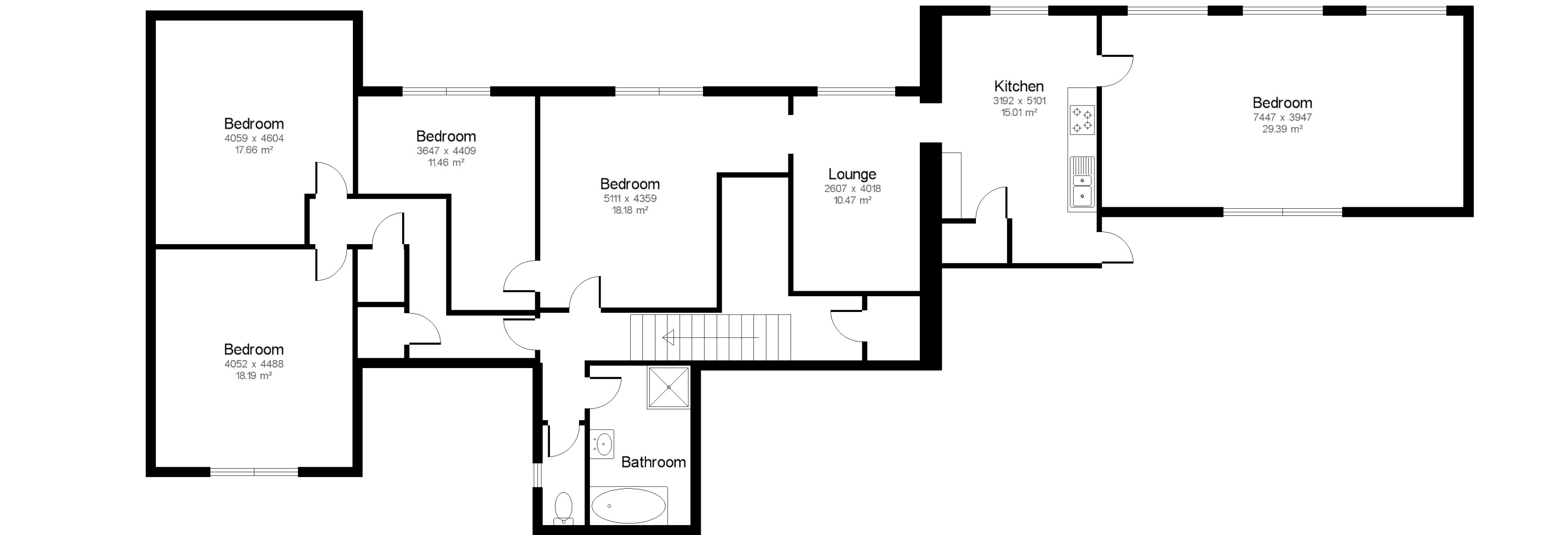
Drawing Date: 2019

Drawing Size: @A1

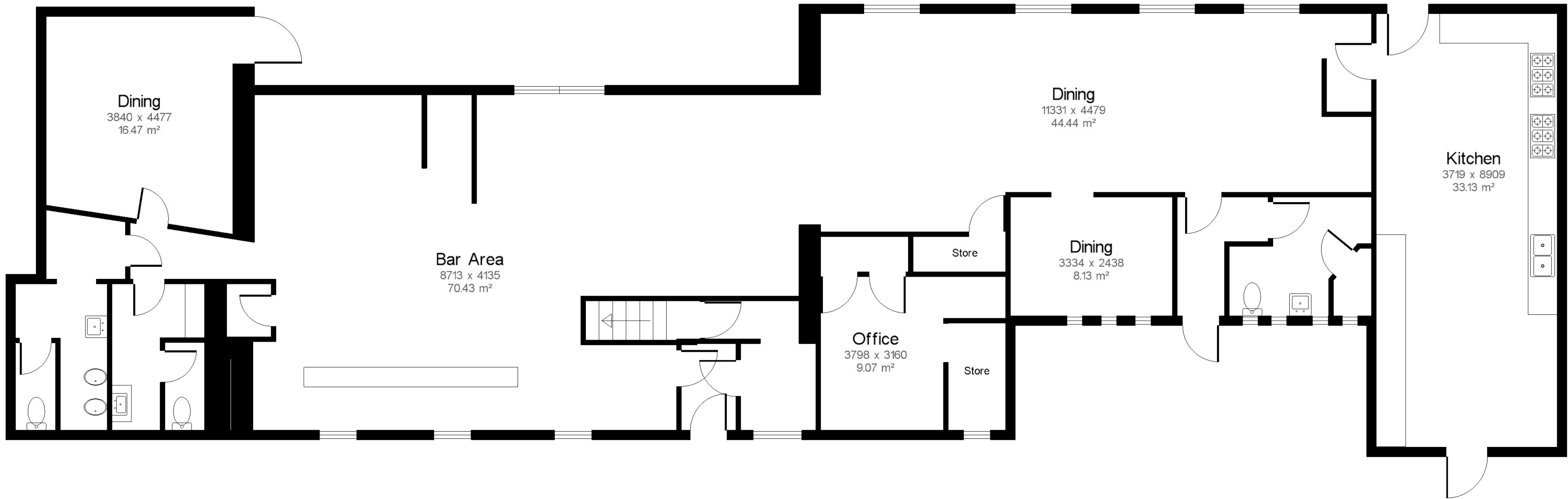
Issue 1



Level B1



1st Floor



Ground Floor