

**Crown**  
Market Place  
Westbury BA13 3DE

SINCE 1875  
**WADSWORTH**  
TRADITIONS WORTH HOLDING ON TO

### Introduction

Located 12 miles southeast of Bath, the town of Westbury, Wiltshire attracts visitors from all over visiting the famous "White Horse" hill carving. A busy town located on the main A350 Chippenham to Poole route, the town is prosperous with many local businesses. Situated in the historic market place, the Crown occupies a prominent position and is supported by the local community.



### Trading Potential

The pub is in a great location, visible from Westbury's main road, there is a wealth of passing trade and visitors. For many years the pub has operated as 100% wet led, it does have a trade kitchen, and it would benefit from a food offer. The Crown is supported by the local skittles, pool and darts teams, who make great use of its function room. We plan to invest in the Crown by upgrading its facilities and freshen it's look. With investment and the right applicants, the Crown will experience an exciting transformation.

### New Business Partner Profile

A pair, one ideally with catering skills or experience, who enjoy becoming part of the local community. They must have a passion for excellent cask ales, be able to create a welcoming atmosphere and a new enticing offer.

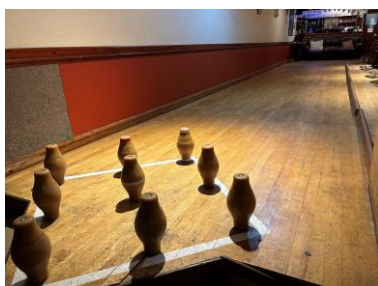
### Trade Areas

The pub benefits from a 2-sided bar serving the two separate dining areas, both areas have working log burners. The main section of the pub provides 40 covers with a further 70 covers available in the function room. The function room is a great space for gatherings and games teams who can make use of its skittle alley, dart board and pool table. There is a bar, but it is currently out of use.

The trade kitchen, storeroom and cellar is to the rear of the building as is the outside space. The pub's courtyard provides a great outside space for its customers (approx. 50 covers), alternatively it could be used for private parking.

### Domestic Accommodation

The first floor consists of 3 bedrooms (2 ensuite), a lounge 1 bathroom and a kitchen. On the second floor you will find a further 3 bedrooms.



### Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£8,000
Security Deposit	£8,000
Minimum working capital required	£6,000
Total (circa) without fixtures & fittings	£22,000

For further details, please email:

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