



REF: 699

The Crown Inn

24 Keyford, Frome, Somerset BA11 1JW

Freehold Investment Sale
£380,000



**For sale as
Freehold Investment
with a tenant in situ.**

**Rental income £26,000 p.a.
Yield 6.84% p.a.**

**All fixtures and fittings
owned by the landlord
will be included
in the sale**

FEATURES

- Bar areas for 70 with many original features
- A uniquely decorated restaurant area for 30
- Outside area for 64 & function room for 40
- Commercial kitchen – spread over three areas
- Three-bedroom owner's accommodation with domestic kitchen and bathroom
- Zero business rates payable

LOCATION

Frome is a town in Somerset and built on uneven high ground at the eastern end of the Mendip Hills, and centres on the River Frome. The town lies 13 miles south of Bath, with the market towns of both Westbury and Warminster 6.5 miles to the east.

It is also 17 minutes (5.9 miles via A362) to Longleat Safari & Adventure Park, which was the world's first drive-through safari park outside Africa. The park is in the grounds of the stately home of Longleat House, home of the 8th Marquess of Bath.

The town has road and rail transport links and acts as an economic centre for the surrounding area.

Our subject property is situated close to the town centre.

THE BUSINESS PREMISES

Main Entrance

Is a doubled doored entrance from the street into a coir matted vestibule.

To the left is:

Bar Area 1

A very traditional feel with exposed beamed ceilings, hard wood flooring. With church pew fixed seating for 10, bar seating for 4 with further vertical drinking space for 15. There is a beautiful stone inglenook fireplace with cast iron wood burner and solid wood lintel over. Decoration is rustic wood half panelled walls with painted render and painted render ceiling.

Bar Area 2

With half parquet floor, half flagstone floor and painted rendered walls, traditional seating and round cable table for 15 and vertical drinking space for a further 15. With original artwork supplied by local artists, feature piano.

Bar Area 3

Is a painted concrete floor area with soft furnishings and traditional tables and chairs for around 10. The walls are painted stone with painted rendered ceiling.

Function Room / Hub

For a further 40 which has been used to hold meetings and occasional musical events.

Located off Bar Area 3:

Ladies WC

With three low level flush WCs.

Gents WC

With three urinals and one low level flush WC.

Disabled WC



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where given are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Bar Servery

Is located in Bar Area 1 and is a painted wood panelled fronted bar with solid slate top and feature back bar.

Located off Bar Area 3 is:

Restaurant Area (1)

Is a beautifully furnished, solid wooden floored area with 32 covers and features a small open-plan kitchen area used for finishing pre-prepared food.

An extension has been added to this area which is a 'shepherd hut' style development which seats a further 8. Decoration is contemporary original artwork from local artists and a feature wall of wood. The walls are half panelled with painted render and the ceiling is painted render.

Commercial Kitchen (2) - on the First Floor

Is well equipped with glass washer, dishwasher, two ovens, microwave, stainless steel prep top and single sink.

Cellar

Below ground, delivered from the rear of the pub.

PRIVATE ACCOMMODATION

Is reached via an internal wooden staircase and consists of:

Bedroom 1

A well proportioned double bedroom with superb feature fireplace.

Bedroom 2

A well proportioned double bedroom.

Further accommodation is reached on the Second Floor via a flight of wooden stairs which leads to:

Bedroom 3

A well proportioned double bedroom with superb feature beams.

Lounge

With superb feature beams.

Domestic Kitchen

With fitted appliances.

Shower Room / Toilet

There is also a:

Commercial Kitchen (3)

Situated on this floor with five upright freezers, a number of a stainless steel preparation areas, cooker and double sink.



OUTSIDE

Can be accessed either from the Restaurant Area or Bar Area and consists of:

Patio

A large patio area with seating for 64, features a dedicated bar and is enclosed by a high stone wall.

THE PROPERTY

The Crown Inn is in a terrace, is stone built with stone window casements under a tiled roof.

TENURE

The property is subject to a fully repairing and insuring lease.

Lease term 6 years from 27 January 2025.

Current passing annual rent is £26,000 with rent reviews on 27 January 2027, 27 January 2029 and 27 January 2031.

Rateable Value

Current rateable value (1 April 2023 to present) £5,000.

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

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