



REF: 769

The Old Crown
Parkend, Paganhill, Stroud,
Gloucestershire GL5 4AZ

Leasehold
£80,000



£80,000
for the valuable
leasehold property,
equipment,
trade fixtures and fittings
and goodwill plus
stock at valuation.



FEATURES

- 18th century Cotswold stone pub and restaurant
- Turnover £490,000 net of VAT with substantial profits
- Free of tie wines, spirits, minerals, cider, one draught ale & one bottled beer
- Great position on the edge of the fashionable town of Stroud
- Character bar seats 40 with many Cotswold stone features
- Restaurant for 70 overlooking the garden
- Three separate outside seating areas plus children's play area seats 90
- Huge car park, catering kitchen and ancillary facilities
- Three-bedroom owner's quarters

LOCATION

The Old Crown is situated on the edge of the beautiful Cotswold town of Stroud in the county of Gloucestershire. This affluent area provides an avid potential customer base to develop a fine pub and restaurant business.

Set in the heart of the Cotswolds, the area has many appealing features, whilst transport links are excellent with the M5 Motorway close by.

THE BUSINESS PREMISES

Entrance Vestibule

Recently redecorated leading to:

Main Bar

Featuring a panelled Bar Servery, with various seating areas including:

Raised Customer Seating Area

With seating for around 20 surrounding a stunning Cotswold stone open fire, beamed ceilings and triple aspect vista.

Seating Around Bar

For another 12 customers with part parquet and part carpeted flooring, exposed beam ceilings and exposed stone walls.

End of Bar Seating Area

Seats around 12 with beamed ceiling and Cotswold stone wall surrounding a stunning huge coal affect gas fire surrounded by a Cotswold stone inglenook.

Further seating for around 8.

Bar Servery

Very well fitted with three back bar refrigerators, stainless steel glasswasher, touch screen tills and non-slip flooring.

Conservatory Restaurant

A great space overlooking the stunning gardens that can easily seat 70. Full length windows and high panelled ceilings create a welcoming atmosphere.

There is a restaurant serving area where you will find additional tallboys, fridges, etc. There are numerous doors leading to the patio and garden beyond.

Gents WC

With three urinals and one cubicle.

Ladies WC

With three cubicles.



Side Vestibule

Ground Floor Cellar

Lower Ground Floor Cellar

Small Store Area

Kitchen Prep/Wash-up Area

A range of stainless steel worktop surfaces, pass-through dishwasher, double bowl deep sink unit and non-slip floor.



Commercial Kitchen

With a good range of stainless steel equipment including heated cabinet, bain marie, double deep fat fryer, commercial oven with six ring hob, commercial microwave oven, gas griddle and extraction canopy.

Cold Room

With additional preparation areas and walk-in cold room.

Rear Vestibule

Boiler Room/Store

PRIVATE QUARTERS

Located on the first floor.

First Floor Landing leading to:

Private Kitchen

With a range of floor and wall units inset sink unit with drainer plus integrated commercial oven.



Large Double Aspect Lounge

Double Bedroom

Bathroom

White modern bathroom suite including panel bath, pedestal wash hand basin and low level flush WC.

Second Floor

Two Double Bedrooms



OUTSIDE

To the front is a paved seating area for 12.

To the side a lawned seating area for 30.

To the rear a patio and lawned space for 50, together with a separate children's play area.

In addition, there is smoking area (with smoking solution) plus large extra outside storage space/vegetable plot.



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.

Car Park

There is a large tarmacadam car park for circa 60.

THE BUSINESS

Showed a turnover net of VAT to March 2025 of £490,971 with a 70/30 split in wet/food sales. Net returns are over £80,000 a year for working owners.

We can provide further detailed accounting information to seriously interested purchasers once they visit the property.

TENURE

The lease commenced 2011 for a 20-year term and is renewable at the end of this term.

The lease allows business to trade free of tie in respect of cider, wine, spirit, mineral and machines plus one real ale line.

There is a tie to Stonegate Group for other wet sale products.

The lease is fully repairing and insuring.

Current rent is £44,006 pa.

THE PROPERTY

We understand is Grade II Listed with a Cotswold tiled roof set over three stories.



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (out of hours)
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