

FOR SALE FREEHOLD – GUIDE PRICE: £575,000 + VAT **CROWN HOTEL, MARKET PLACE, SOUTHWELL, NG25 0HE**



- Imposing three-storey former coaching inn located in the heart of Southwell
- Upper floors provide for seven letting rooms, plus manager's flat which could be converted into additional rooms, subject to necessary consents
- Well fitted out lounge bar, set around a central bar servery with commercial kitchen facilities on site
- Likely to be of interest to local, regional and national licensed operators and investors

Location

Southwell is a historic minster and market town in the Newark and Sherwood district of Nottinghamshire. Often described as the "jewel in the Nottinghamshire's crown", this affluent town is celebrated for its architecture and rich cultural heritage. The Racecourse and Minster are key tourist attractions and the town also benefits from nearby employment hubs including Brackenhurst Campus.

The Crown Hotel occupies a prominent position on Market Place, directly within Southwell's retail centre. It is surrounded by independent shops, cafés and services, with regular bus connections along the A612 corridor and is within walking distance of Southwell Minster.

Property Description

Imposing grade II listed, three-storey corner property of brick construction under a pitched slate roof.

The property's ground floor gross external area is c. 2,100 square feet and it sits on a plot size amounting to circa 0.12 of an acre.

Accommodation

The ground floor is set around a central bar servery with an open plan trading area and pool room. Ancillary accommodation includes; glass wash, commercial kitchen, customer WCs and a large basement cellage.

Across the first and second floor there are seven hotel rooms, five of which are en suite. The first floor managers flat also benefits from; two double bedrooms, kitchen, bathroom and office.

Externally to the rear, there is small sheltered drinking area, along with on site parking.

The site is likely to be of interest to local and regional public house and restaurant operators, retailers, property investors and developers.

Tenure

Freehold. The property is held under Title Number NT234147 and the Title Plan is included on page 5.

Planning & Development

We have made enquiries with the local authority and can confirm the property is Grade II Listed and lies within the Southwell Conservation Area. For further information please contact the local authority.

<https://www.newark-sherwooddc.gov.uk/planning-building-control/planning>

Services

We are advised that the property is connected to all mains services.

Premises Licence

It is understood that the property currently possesses a Premises Licence. A copy is available upon request.

Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

Business Rates and Council Tax

The property is assessed as a 'Public house, hotel and premises' and the Rateable Value is £21,000 with effect from 1st April 2026. The domestic accommodation is in Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band C. A copy is available upon request.

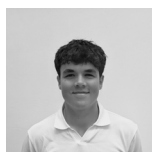
Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk

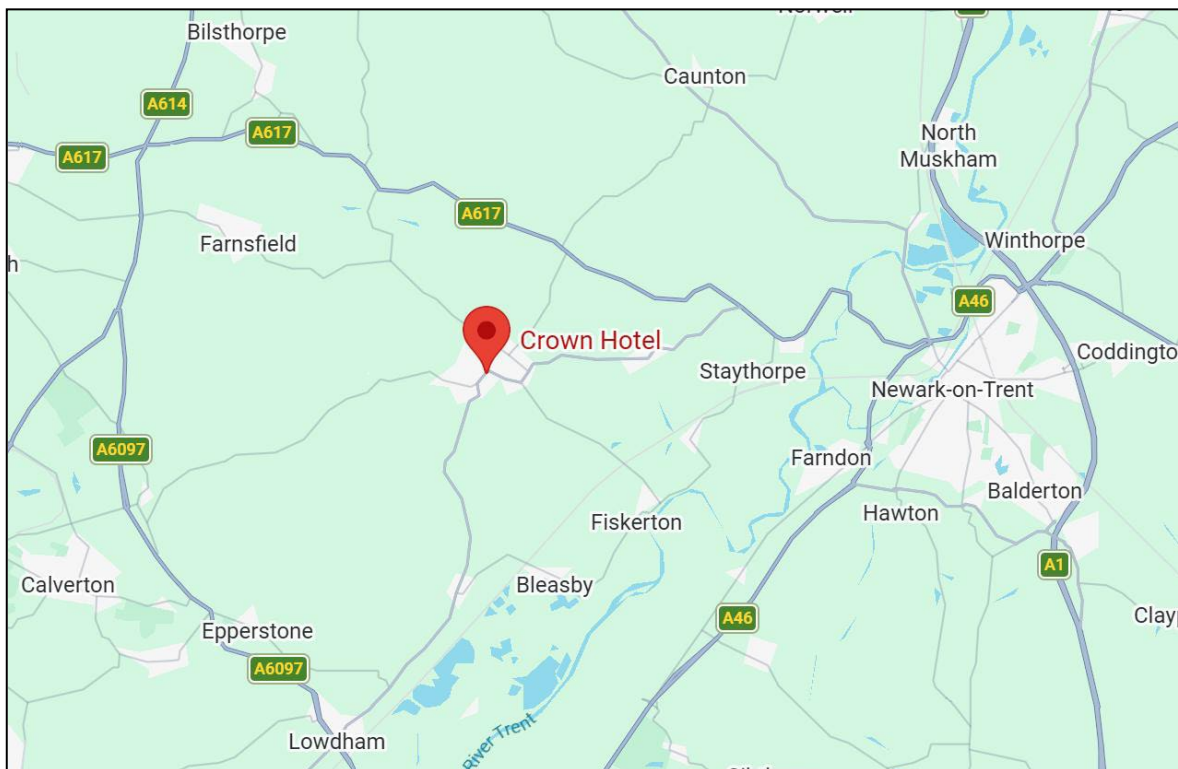


Contact: Harry Dowen
Tel: 07534 620 899
Email: harry@wtsccommercial.co.uk

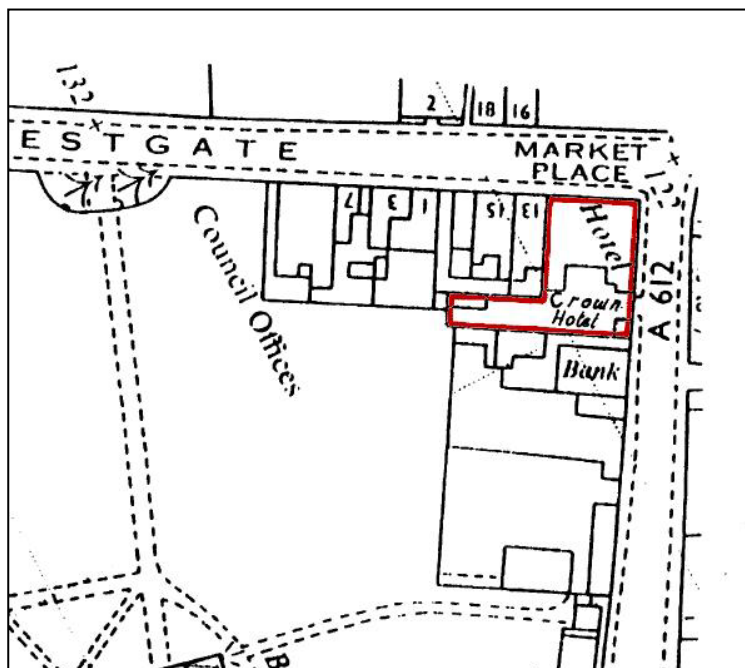




Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

