



**INVESTMENT/DEVELOPMENT OPPORTUNITY**  
**SUBSTANTIAL PUB, RESTAURANT AND GARDENS**  
**LET AT £75,000 PAX – 2 X PG + 6 MONTHS DEPOSIT**  
**FOR SALE BY WAY OF AUCTION CONTRACT**  
**£775,000**



**THE THREE CROWNS**  
**BILLINGHURST ROAD, WISBOROUGH GREEN**  
**RH14 0DX**

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a highly prominent roadside position on the A272,

a highly prominent roadside position on the A272, of Wisborough Green, between Petworth and the village lies 17 miles south of Guildford and 20 the pub is located on the edge of the South Downs through Green Conservation area.

tantial corner plot offering bar, restaurant and two

stantial corner plot offering bar, restaurant and two (100 covers) plus a self contained two bed flat and two (100 covers) and seperate staff bathroom. The sun terrace is approximately 70 covers and a large lawned garden covers with extrernal bar, pizza oven and herb garden,





**TENURE**

FREEHOLD

**LEASE**

Held on a 15 year lease from June 24th 2025 at a rent of £75,000 pax to SPV company, The Three Crowns (Sussex) Ltd, with five yearly upward only rent reviews. There is also a 6 month deposit held.

**PERSONAL  
GUARANTORS**

The two directors of the SPV personally guarantee the lease for three years from commencement of the lease.

Nick Marshall has 15 years prior experience having been the Operation and Acquisitions director of Sussex inns with 16 venues. He now has three venues of his own, two owned properties (one unmortgaged) and a buy to let business.

Zoe Fitzgerald has 17 years experience in the trade, three other venues of her own and is a homeowner. (Further info available for bona fide applicants)

**PRICE**

**£775,000 BY WAY OF AUCTION CONTRACT (AUCTION PACK AVAILABLE)**

**VAT**

VAT is applicable to the sale, however the property is held in a SPV Ltd company and so the company could be purchased under TOGC to save the cost of VAT and stamp duty.

**FEES**

Purchaser to pay Agents fees at 1.5%

**LEGAL FEES**

Each party to pay their own costs

**VIEWING**

Strictly via a prior appointment through sole agent:

**Tom Graves Prop Ltd**

**Tel: 01273 233333**