



CROWN BAR, WICK

Offers Over £210,000



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Property Information

This is an ideal opportunity for a motivated individual to take over the reins of this long-established bar and grow the existing thriving business. The Crown Bar is a traditional pub which dates back to the early 1880's and is located in the heart of the town of Wick in the Market Square which is surrounded by shops, cafes and restaurants.

Due to the current owner wishing to retire she has reluctantly decided to put this immaculate establishment on the market. The Crown spans over four levels, comprising of a basement, main bar, first floor bar/restaurant with seating for sixty covers and a kitchen. A function room with ladies and gents' toilets completes the accommodation on the fourth floor.

The Crown bar can be accessed on the ground floor from both a side and main door entrance. This area is completely open plan with room for 60 seated covers and more standing, with gents and ladies' toilets accessed through oak doors. It is immaculately presented throughout with a juke box, pool table, tv and enjoys regular clientele due to its prominent location in the town centre. There is an excellent selection of spirits, beers and ales within the bar with the basement cellar located immediately below.

On the first floor is another bar which is currently not in use. This room could be renovated and reinstated as a restaurant as it once was as there is a kitchen immediately behind the bar area. There is built in seating throughout this room and it would not take too much work to reinstate it.

On the second floor is a superb function room as well as ladies and gents' toilets which alternatively could be turned into owners' accommodation.

Although in need of some renovation on the first and second floors, this is a fabulous opportunity for someone to own a bar/restaurant, to hold small weddings, private functions and increase the wet sales further.

Located in the town centre, the bar is within a few minutes' walk to the Waterfront Nightclub, a laundrette, restaurants, cafes and retail outlets. It is also close to the riverside where there is plenty of parking and within a short driving distance to both primary and secondary education. Wick is the second largest town in the county of Caithness and benefits from the John O Groats Airport, The Caithness General Hospital and good coach and rail links both North and South.



Extra Information

Services

N/A

EPC

EPC F

Council Tax

N/A

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

Not Specified

Key Features

- **THRIVING BUSINESS**
- **DEVELOPMENT OPPORTUNITY**
- **SCOPE TO GROW BUSINESS**



Property Photos



Property Dimensions

Cellar Basement	4.51m x 3.46m and 6.28m x 3.29m	First Floor Bar/Restaurant	8.72m x 5.21m
Ground Floor, The Crown Bar	11.08m x 5.85m	Kitchen	1.99m x 3.16m
Ladies Toilet Cubicle One	0.73m x 0.61m	Boiler Room	1.11m x 5.21m
Ladies Cubicle Two	0.75m x 1.7m	Function Room	5.61m x 5.19 m
Wash Hand Room	0.67m x 1.26 m	Ladies Toilets	4.73m x 2.29 m
Gents Cubicle	1.64m x 0.72m	Men's Toilets	4.68m x 1.95 m
Gents Urinal	2.28m x 1.04 m		

WICK

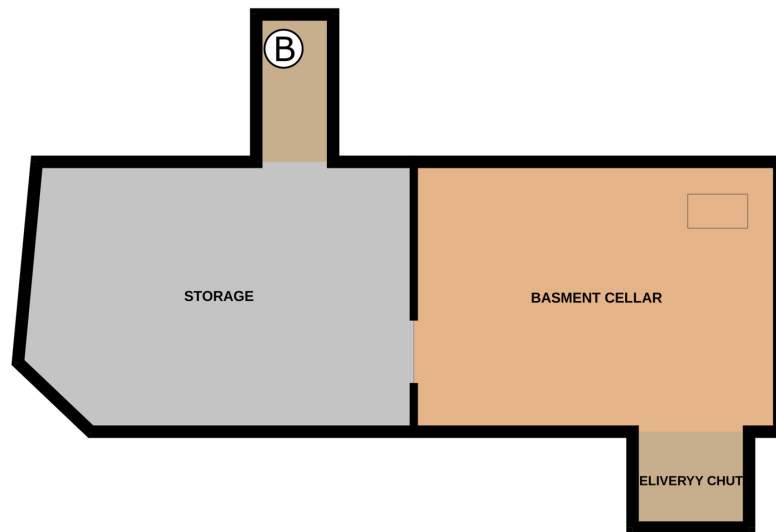
Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos and B&M as well as banks and a post office. The house is within easy driving distance of all amenities, including the Hospital and Doctors Surgery. There are many leisure opportunities including a popular golf course, squash club and public swimming pool/gymnasium. The town also boasts an Airport with links to Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.

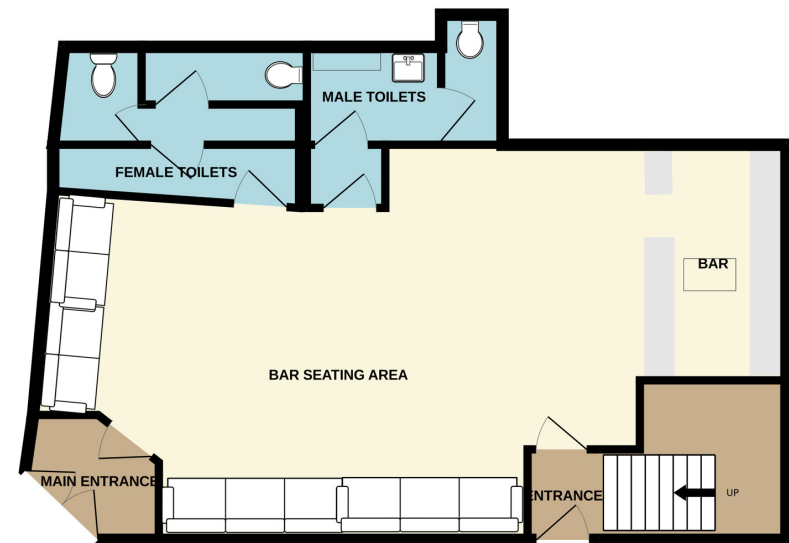


Property Layout

BASEMENT



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

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Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

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- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
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- No upfront fees.
- All calls and emails monitored out of hours.
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- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.