



Carriers Arms, Highworth Road, Swindon, SN3 4SE

£425,000

richard james



## Highworth Road

Freehold | EPC Rating -



The Carriers Arms is a freehold, free house located on the Highworth Road, Swindon. This versatile property offers the option to be sold as a going concern or with vacant possession.

The property presents an excellent opportunity for new owners to continue the business or repurpose the space for a different venture.

### Property Features:

- The ground floor comprises two well-sized bars and a generous amount of entertainment space.
- The pub previously operated a successful carvery, providing the potential for the new owners to reintroduce this service, with ample seating to the rear of the building.
- Externally, the property boasts a large car park with ample space, as well as an outdoor undercover seating area.
- Upstairs, the living quarters include four/five bedrooms, providing convenient on-site accommodation for staff or the owners to live on site.



Location: The property is situated in a prominent position on Highworth Road, offering excellent visibility and easy access. Swindon town centre is just a short drive away, approximately 2.5 miles (around 10 minutes), providing a range of amenities, retail options, and local attractions.

Opportunities: This property offers a range of opportunities, from reviving a traditional pub experience with dining options to redeveloping the space for new commercial or residential uses STP.

Agent Note; All Fixtures and fittings, including stock can be provided to interested parties on request.











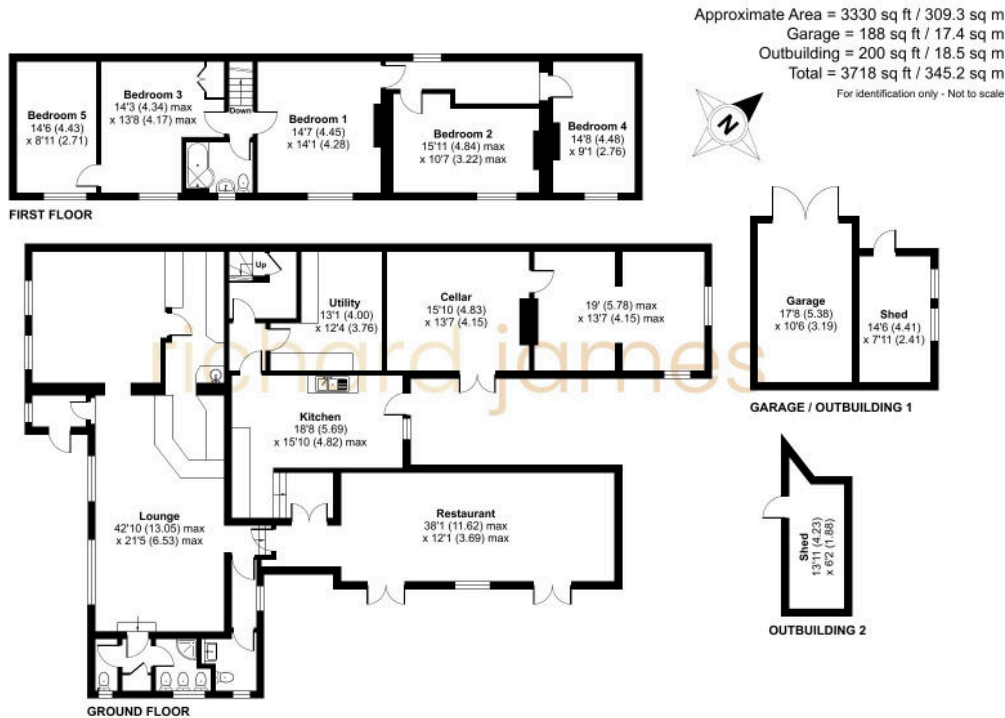
JOHNNIE WALKER

Scotch

Whisky

BORN 1820 - STILL GOING STRONG

## Floorplan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richjcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1201665

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3. All Measurements are approximate.

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