



# Hare & Hounds

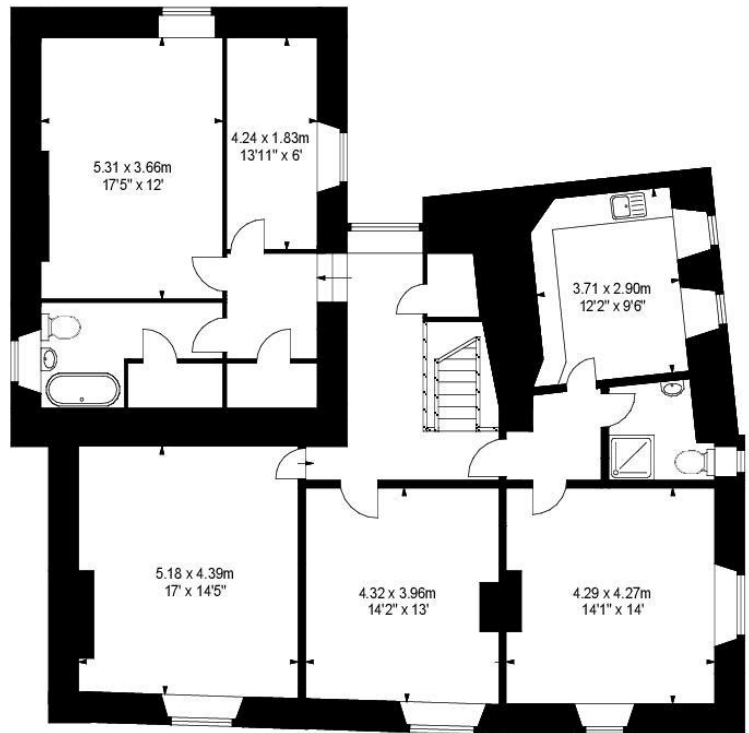
48 Pickwick, Corsham, Wiltshire SN13 0HY

**Tenure**  
**To Let**

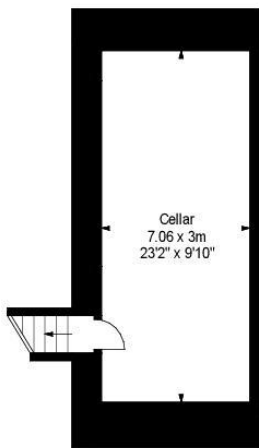
**Price**  
**Nil Premium**

- Prominent roadside pub on edge of Corsham
- Substantial trading areas with plenty of character
- Separate 3-bed and 1-bed apartments for staff/owner
- Extensive beer garden
- Car park with space for 50 vehicles

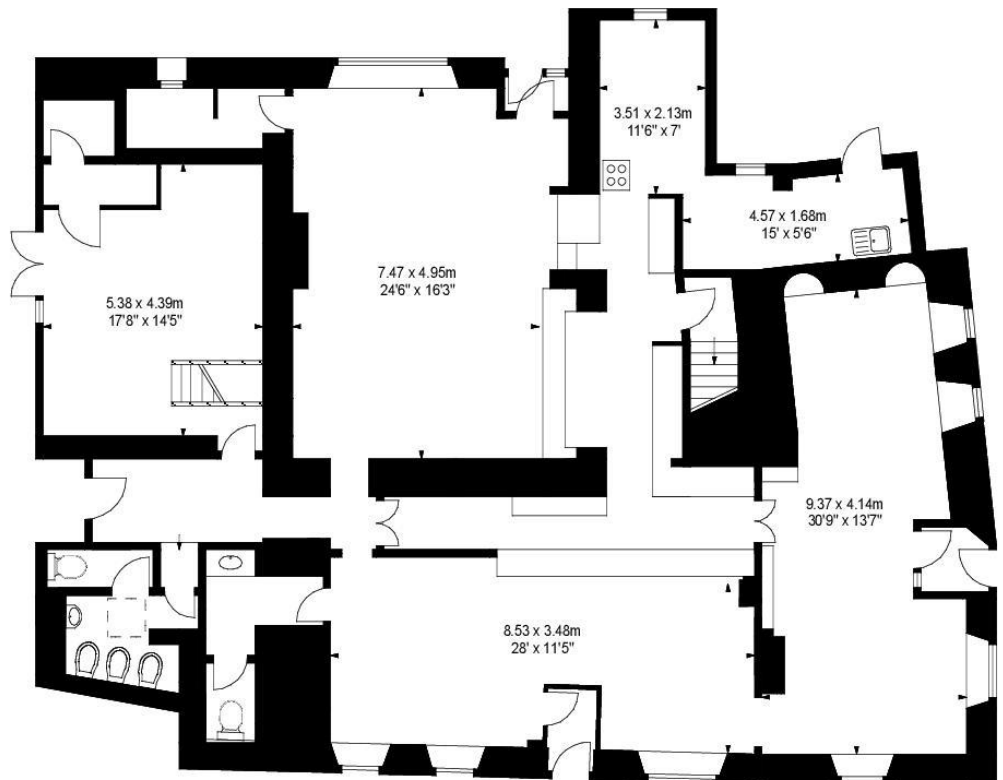
Approx. Gross Internal Area\*  
392.13 M<sup>2</sup> - 4221 Ft<sup>2</sup>



First Floor



Cellar



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice



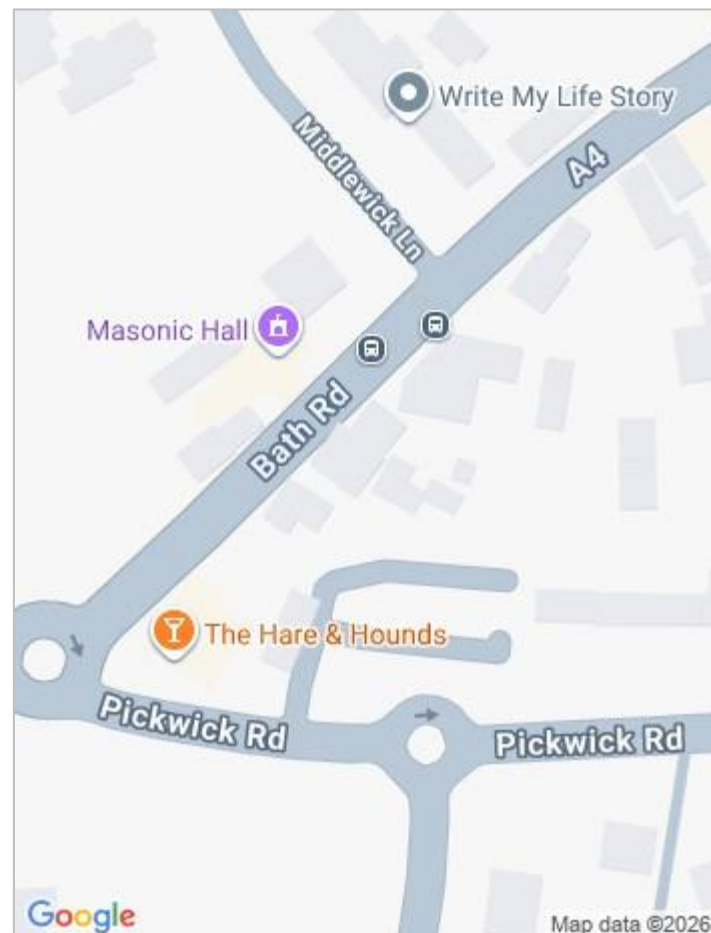
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## Location

The property is located in Pickwick, a small village on the edge of Corsham which is situated five miles south of the M4 motorway and five miles west of Chippenham. The World Heritage Site of Bath is less than 10 miles to the southwest. The Hare & Hounds benefits from a highly visible location next to a mini roundabout on the A4 Bath to London Road, opposite Pickwick Manor House. The immediate area is mainly residential in nature, however Corsham High Street is just 500 metres west of the property.

## Description

The property comprises a detached period building of stone construction, erected over two storeys with painted elevations under a pitched stone tiled roof. A number of later extensions have been added to the side and rear of the original building. Internally, the trading space has been split into two separate areas, each benefiting from its own dedicated entrance. The first floor provides a spacious three bedroom accommodation, as well as a self-contained one bedroom apartment. Externally there is a large car park for circa 50 vehicles and a beer garden. The pub is Grade II Listed and steeped in history; it is believed that it was during a stay at the Hare & Hounds that Charles Dickens took his inspiration for the famous Pickwick Papers.



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## Trade

The Hare & Hounds trades as a popular pub and restaurant, with food available from lunchtime onwards between Wednesday and Sunday. The pub's cosy interiors and large car park make this a real destination venue that can pull trade in from a wide surrounding area, including from Bath and Chippenham.

There is scope to extend the trading hours and elevate the food offer, to ensure this substantial site trades to its full potential.

There may also be potential to look at reconfiguring the substantial accommodation at first floor to introduce letting rooms.

## Accommodation

### Ground Floor

The ground floor trading space is split into two distinct areas; the main bar area has oak panelled walls, carpeted flooring and a wood burner, with seating for 20 customers. The dining area is L-shaped and has a more contemporary feel with carpeted flooring, modern light fittings and bright painted walls above low-level panelling, as well as a wood burner. A central bar servery sits between the trading areas, linking the two trading spaces. Adjacent to bar area is the L-shaped commercial kitchen with full extraction system.

Ancillary accommodation at ground floor includes male and female customer WCs and a number of storage areas.

### Basement

At basement level is a temperature-controlled beer cellar.

## First Floor

At first floor is the private accommodation. This comprises a three-bedroom flat, with lounge, kitchen and family bathroom, as well as a separate self-contained one-bedroom flat with kitchen and bathroom.

## External

The property benefits from a very large car park with space for over 50 vehicles. A grassed external seating area has tables and chairs for c.75 customers.

## Tenure

Rental offers are invited for a new free of tie lease. The rent will be subject to VAT. Terms will be agreed by negotiation. The lease will be protected by Part II of the Landlord and Tenant Act 1954. There will be a deposit required which will be the equivalent of three months' rent and the rent will be paid quarterly in advance. The rent will be subject to annual increases in line with the retail price index and five yearly rent reviews.

The lease will be assignable after the end of the first two years and will be let on fully repairing and insuring terms.

Standard free of tie Heads of Terms are available on request. Rent concessions may be available subject to the applicant's status.

## Required Capital

The first quarter's rent and other contractual charges will be payable in advance and the deposit payable will be 25% of the final agreed rent. In addition, you will need to provide funds for professional advice and a level of working capital, the amount will be dependent on your business plan.

## Planning

The property is not Listed but is situated within a Conservation Area.

## Licence

A premises licence prevails, the main licensable activities being:-

Sale of Alcohol

Every day 08:00 - 01:00

Live Music, Recorded Music, Sporting Events, Films

Every day 08:00 - 00:00



## Business Rates & Council Tax

The property is in an area administered by Wiltshire Council.

Rateable Value £11,250 (2023) & £17,2500 (2026)

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band C for council tax purposes.

## EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

## Services

We are advised that the premises benefit from all mains services.

## Viewing

Strictly by appointment through Fleurets' West & South Wales office on 0117 923 9090.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Money Laundering

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

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto **fleurets.com** or contact:

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