



Bax Castle

Ref: 8856059

Two Mile Ash Road, Christs Hospital, Horsham, RH13 0LA

Freehold: £750,000

Bar, restaurant

Two bedroom owners accommodation

Large trade garden & car park

TAW - Tenancy At Will

Site area 1.047 (acres)

Energy Rating C



Description

The original building comprises a detached two storey structure that has been extended to both sides and to the rear, with extensive gardens, parking and play areas. Ground floor bar with a formal restaurant to the rear and overflow restaurant to the front. Catering kitchen within side extension and ground floor beer cellar. First floor accommodation provides two double bedrooms, lounge and bathroom with a toilet provided at ground floor level.

[Please click here to view the full sales brochure](#)

Location

A rural location surrounded by farmland and open countryside to the north west of the village of Southwater. The nearest major town is Horsham a few miles to the north east via the A24. The A23 to the east links north to Crawley and south to Brighton.

Occupational Format

TAW

Please refer to page 67 of the full sales brochure (click on the link in Description) for further details on the occupational agreement types.

Trading Hours

Thursday - Sunday: 12:00 - 22:00



Business Rates

The rateable value is £23,000 from April 2023.

Regulatory

VAT will be added to the purchase price of all properties and will be calculated if the property has living accommodation at 90% of the purchase price. It will be at 100% if the property does not have living accommodation.



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.

For full information on Christie Insurance please call 01908 920 570

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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