Royal Oak Inn

Woodmans Green Road, Whatlington,
Battle
TN33 0NN

Freehold: £395,000 + VAT

Ref: 8856090

KEY HIGHLIGHTS

- Prominent, main road Grade II Listed Pub
- Main bar & dining (45). Function room (30)
- Front & rear trade gardens, smoking area
- Parking (20 cars). 3-bed owner accommodation
- Available with vacant possession
- Energy Rating D

LOCATION

Occupying a prominent main road position on the A21 in the village of Whatlington, East Sussex.

It is well placed to attract passing trade going to the revived coastal town of Hastings (9 miles) and the much visited historic town of Battle (3 miles) famous for the Battle of Hastings in 1066, and the Abbey which hosts many events.

DESCRIPTION

The Royal Oak Inn is a Grade II Listed building with a history dating back as far as 1490, evolving from two cottages to a cheese house, a cider house, and eventually an inn. There are theories about its name, including one linking it to the HMS Royal Oak warship or the tree where Charles II hid.

INTERNAL DETAILS

The quirky, olde-worlde interior includes a traditional inglenook fireplace, aged oak beams, exposed rafters – and an 80ft indoor well.

Feature bar servery with three section bar and dining room for circa 45 covers and function room for a further circa 30 seated. Children's play area. Office. Customer toilets.

Large well equipped trade kitchen with a separate prep area and plenty of storage space.

Below ground cellar and beer store.

Central stairs to a first floor owners accommodation.

FIXTURES & FITTINGS

The remaining trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity or brand name may be removed from the property prior to, or shortly after, completion.

Inventory is on an 'as is' basis with no inventory provided.

CONDITIONS OF SALE

VAT will be payable in addition on 90% of the purchase price.

OWNER'S ACCOMMODATION

Three double bedrooms, lounge with basic kitchenette, bathroom.

STAFF

The business is not being sold as a trading going concern and no staff will transfer with the business.

EXTERNAL DETAILS

Trade gardens to the front and rear of the property with covered smoking area and children's play area. Private car park for circa 20 cars and the site extends to approximately 0.4 acres.

REGULATORY

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence. Prospective purchasers are advised to take appropriate specialist advice.

VAT at the prevailing rate will be applicable on the sale of this property and where there is owner's accommodation is normally based on 90% of the purchase price. It is recommended that specialist advice is taken in this respect. 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.

TRADING INFORMATION

The property is part of a larger tenanted estate and there is no turnover information available. Some supply volume information is available as the business is currently held on a tied lease agreement.

TRADING HOURS

The premises previously traded 7 days a week from 11am to 11pm.

BUSINESS RATES

The current rateable value according to the VOA (April 2023) is £14,250. The local authority is Rother Council.

TENURE

Freehold with vacant possession.

THE OPPORTUNITY

The pub is owned by the family brewer Shepherd Neame and was run with a tenant in-situ. They now feel that the pub would be best run by an independent operator to take full advantage of its location and make use of the accommodation above.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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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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