



THE WHITE HORSE

East Street, Rogate, GU31 5EA

FREEHOLD: £435,000 | REF: 3858297

KEY HIGHLIGHTS

- Picturesque village location
- Bar & Dining area (60 covers)
- Three letting bedrooms
- Large trade garden overlooking sports field
- Potential to develop the business
- Energy Rating C

LOCATION

The White Horse is set in the charming village of Rogate, West Sussex. It is situated just four miles east of Petersfield.

The property benefits from a prominent central position within the village along the main arterial route that connects Petersfield to Midhurst, attracting visitors from the local area as well as trade from further afield.

Situated in close proximity to the towns of Midhurst (6 miles) and Haslemere (11 miles). The closest cities are Chichester (15 miles) and Portsmouth (20 miles).

DESCRIPTION

The White Horse is an attractive two-storey 16th Century property made of local stone and brick with white render to the front. To the rear is a trade courtyard garden that overlooks the local sports field, and from which cricket and football games can be observed. The property also benefits from parking at the rear, with capacity for circa 21 vehicles, with further parking available on-street.

This characterful pub has a wealth of internal architectural features including exposed wood beams, flagstone floors and two open fireplaces. Pedestrian access is provided from the road, with access to the car park provided along the side of the adjoining property.

INTERNAL DETAILS

- Bar area (44)
- Dining area (16)
- Ladies & gents WC's
- Lower ground beer cellar
- Commercial kitchen
- Office/Spare Room

LETTING ACCOMMODATION

There are three letting bedrooms to the upper level of the property, each with an ensuite, as well as an office/spare bedroom which is let out to guests at busier periods of the year such as when the Goodwood Estate hosts events.



TRADING HOURS

Mondays closed, Tuesday to Saturday 12:00 to 23:00, and Sundays 12:00 to 19:00.

FIXTURES & FITTINGS

We are advised that the trade fixtures and fittings in the property will be included in the sale, except for some personal effects that will be retained by the owner. An inventory will be provided to perspective purchasers upon acceptance of an offer.

BUSINESS RATES

The Rateable Value as per the April 2023 Ratings List is £11,500 Confirmation of actual rates payable should besought from the Local Authority.



EXTERNAL DETAILS

The property has a well-sized paved courtyard to the rear that overlooks the Rogate sports field, providing an observation point for sporting events and to watch children in the play area. The space has proven to be ideal for outdoor events and is an attraction for trade during the warmer months.

There is a car park to the rear of the property with space for circa 11 vehicles, in addition to a strip of land rented by the owner that provides an additional 10 spaces at £100 per space, thus equating to 21 spaces overall. The property also benefits from on-street parking to the front.





THE OPPORTUNITY

The White Horse has been operated by the current owners for two years, trading as a country pub and restaurant offering a consistent level of quality service whilst maintaining standards to ensure its popularity. The business is a pillar within the community, acting as host to numerous sporting teams including three local darts teams, a football team, bowls club, and a golf society. The pub also provides engaging community events such as quiz nights and a regular Supper Club, which invites visitors and local chefs into an immersive cooking experience based on different cultures. These events further enhance the community spirit within the village and help to sustain its well-regarded reputation.

The pub has undergone a full and complete refurbishment, including a full replumb and rewiring, with a total cost of circa £200,000.

The property also benefits from its close proximity to the Goodwood Estate, which holds various events throughout the year, assisting in drawing lettings trade to the business.

A new operator would immediately benefit from the pub's excellent standing and steady stream of clientele.

TENURE

The Freehold to be sold as a trading going Concern (TOGC) inclusive of fixtures and fittings with stock in addition at valuation (SAV).

STAFF

The business benefits from a full complement of staff who are subject to TUPE and will transfer with the business.

TRADING INFORMATION

No trading information is available, nor will any be provided.

Services	
Drainage	Mains
Heating	Gas
Gas	Mains
Electricity	Mains
Water	Mains

REGULATORY

The property attains a Premises License, with Licensed hours being from 10:00am to 01:00am Monday to Sunday.

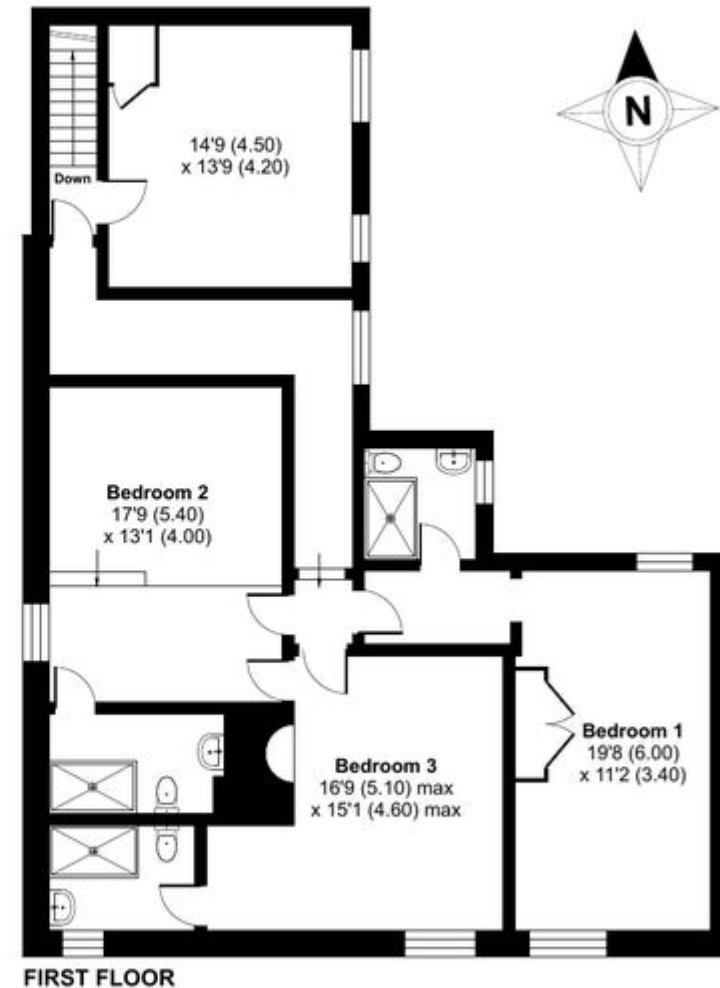
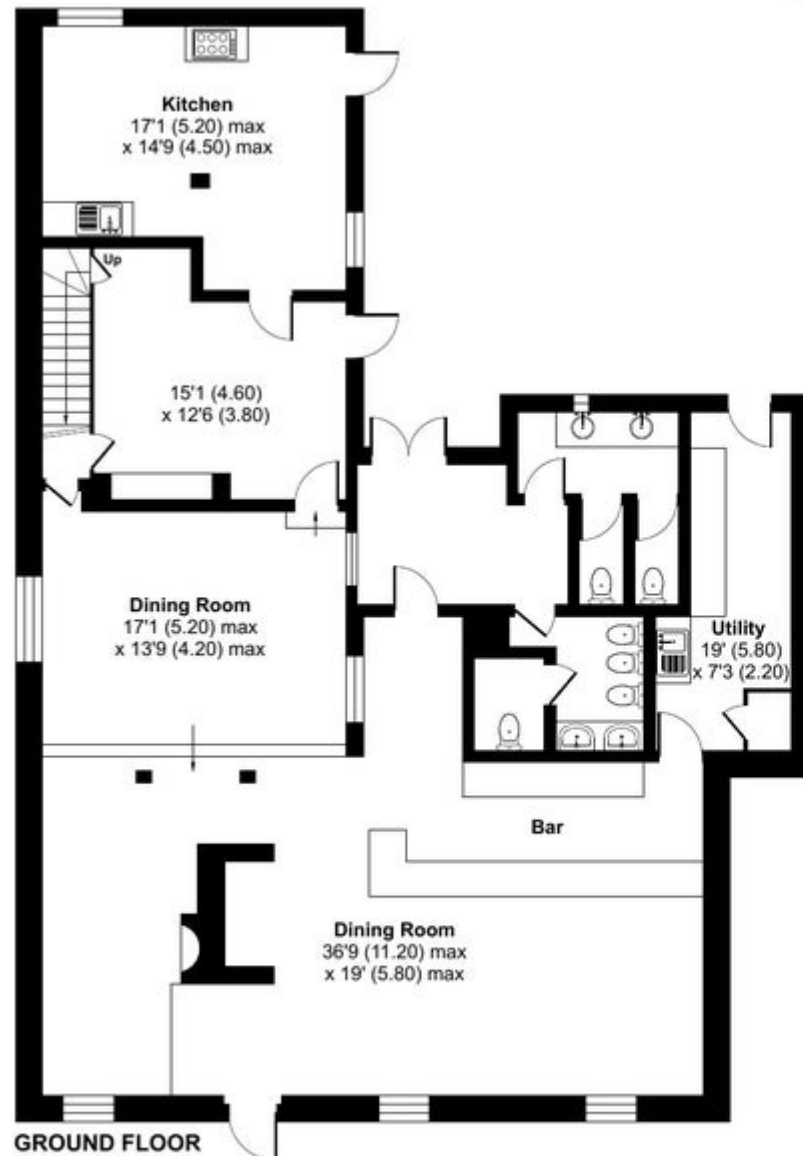
The property is elected for VAT. Prospective purchasers are advised to consult their accountant or financial advisor for professional guidance in this regard



The White Horse, East Street, Rogate, GU31

Approximate Area = 3180 sq ft / 295.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1270671



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.

CONTACT

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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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CONDITIONS OF SALE

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