



The Chequers Inn

- Highly regarded food led public house
- Semi-rural location, wide catchment area
- Bar, lounge bar & bar - 80 covers
- Outside trade areas 150+ covers
- Car park for c.35-40 vehicles
- Sizeable Plot. Energy Rating D

Rowhook Road, Rowhook, Horsham, RH12 3PY

Freehold: £1,250,000

Ref: 8856024

LOCATION

Located in a semi-rural leafy hamlet of Rowhook in West Sussex, the village is approximately five miles from Horsham, nine miles from Gatwick Airport and 31 miles from London.

GROUND FLOOR

Entrance lobby, bar with seating for c.10, lounge bar for c.30 and restaurant for c.40.

Ladies and gentlemen's toilets, fully fitting commercial kitchen with wash-up and preparation areas, staff toilet.

OWNER'S ACCOMMODATION

Situated on the first floor comprising of two double bedrooms, sitting room and bathroom.

FIXTURES & FITTINGS

All trade fixtures and fittings are included in the asking price.

STAFF

The business is run by the owner, together with a full complement of full time, part time and casual staff.

DESCRIPTION

A fine 15th Century detached property set on a plot extending to approximately 1.45 acres.

The chequers Inn is a unique Sussex gastropub featuring in the AA, Michelin and MasterChefs of Great Britain guides and offers an outstanding reputation for fine food with a contemporary take on classic British and French-inspired cuisine, excellent wines and handpicked local ales.

The pub is a unique Sussex gastro pub and offers an outstanding reputation for fine food

THE OPPORTUNITY

The business is privately owned and operated and has built up an excellent reputation as a gastro pub over the last 20 years under the present owner.

As well as plenty of local custom, visitors travel from further afield including nearby towns and London.

EXTERNAL DETAILS

Trade garden for 150+ covers with a vine-clad terraced area, private garden, kitchen garden and fruit trees.

There is customer parking for 35-40 vehicles.







BakerLife Compliance

National Commercial Property
Compliance & Marketing

Energy Performance Certificates
(EPCs)

Professional Property Photography
Land Registry Compliant Lease Plans
Household Surveys (CAD Drawings)

Property Floor Plans

Disputed Property Photography
Advice Management Reports
Fire Risk Assessment Reports

These plans are for information only and do not constitute a contract. The user of these plans is advised to seek professional advice before relying on them for any purpose. The user of these plans is advised to seek professional advice before relying on them for any purpose. The user of these plans is advised to seek professional advice before relying on them for any purpose.

DO NOT SCALE THIS DRAWING

Drawing Key

Rev. Date Description

BakerLife

1421 15th 47028
info@bakerlife.com
www.bakerlife.com

Project

Floor Plans

The Chaucers Inn
Roughs Road
Hornham
West Sussex
BN12 3PQ

Drawing No: 8888-05-JMS-01
Drawing Title: Floor Plan
Drawing Date: 2024
Drawing Size: A1

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

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONTACT

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



SIMON CHAPLIN

Senior Director - Pubs and Restaurants

T: +44 7764 241 351

E: simon.chaplin@christie.com

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.

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.

