

Kings Head



*Lower Horsebridge
Hailsham
BN27 4DL*

Freehold: £875,000 OIEO

Ref: 8856083



LOCATION

The Kings Head is located in Lower Horsebridge, East Sussex.

Horsebridge is a village a mile north of Hailsham, the largest of the five towns in the Wealden district of East Sussex. The town is near the junction of two major roads - the A22 to Eastbourne and the A27 South Coast Trunk Road.

The town has good public transport links, with bus services to Eastbourne, Bexhill and Uckfield.

DESCRIPTION

A prominent detached property offering good food as well as bed & breakfast accommodation.

The pub offers a warm atmosphere with a huge range of wholesome foods including a carvery. There is also a function room able to cater for large parties.

KEY HIGHLIGHTS

- Five letting rooms
- Potential for further eight letting rooms
- C.200 cover function room
- C.90 cover restaurant
- Net turnover of £605,746
- 42 space customer car park. Energy rating: B

INTERNAL DETAILS

The ground floor is set out over three separate areas with two open fire places. To the left of the property is the main restaurant area with its own bar counter (c.90 covers), to the centre is the bar area (c.50 covers) and to the right is a large function room (c.200 covers).

There is also a large commercial kitchen with three-phase electric power, a separate prep room, wash-up room, walk-in chiller, small ground floor cellar and two office spaces, one off the kitchen and the other to the rear in the reception area.



OWNER'S ACCOMMODATION

There is an owners' flat above the pub with two double bedrooms, a kitchen, a bathroom and a large lounge/diner.

LETTING ACCOMMODATION

There are currently five ensuite letting rooms above the pub consisting of two doubles, one twin, one single and one family room.

There is an additional letting room that requires decoration. This room is currently used for storage.

FIXTURES & FITTINGS

All trade fixtures and fittings will be included in the sale and our clients will provide a trade inventory.

STAFF

The business is currently owner operated, with a mixture of full time and part time staff.

EXTERNAL DETAILS

Car park for 42 vehicles.

THE OPPORTUNITY

The business has been under the current ownership for the last 15 years and has built up a good reputation over that time, both amongst the local and wider community.

There is scope to increase trade further with the introduction of the additional letting room, as well as looking at reinstating planning for the further seven letting rooms.





TRADING INFORMATION

Annual net turnover for the year ending 31 January 2024 was £605,746 with a 48.3% gross profit.

Full trading information will be made available, following a formal viewing.

REGULATORY

Premises Licence.

BUSINESS RATES

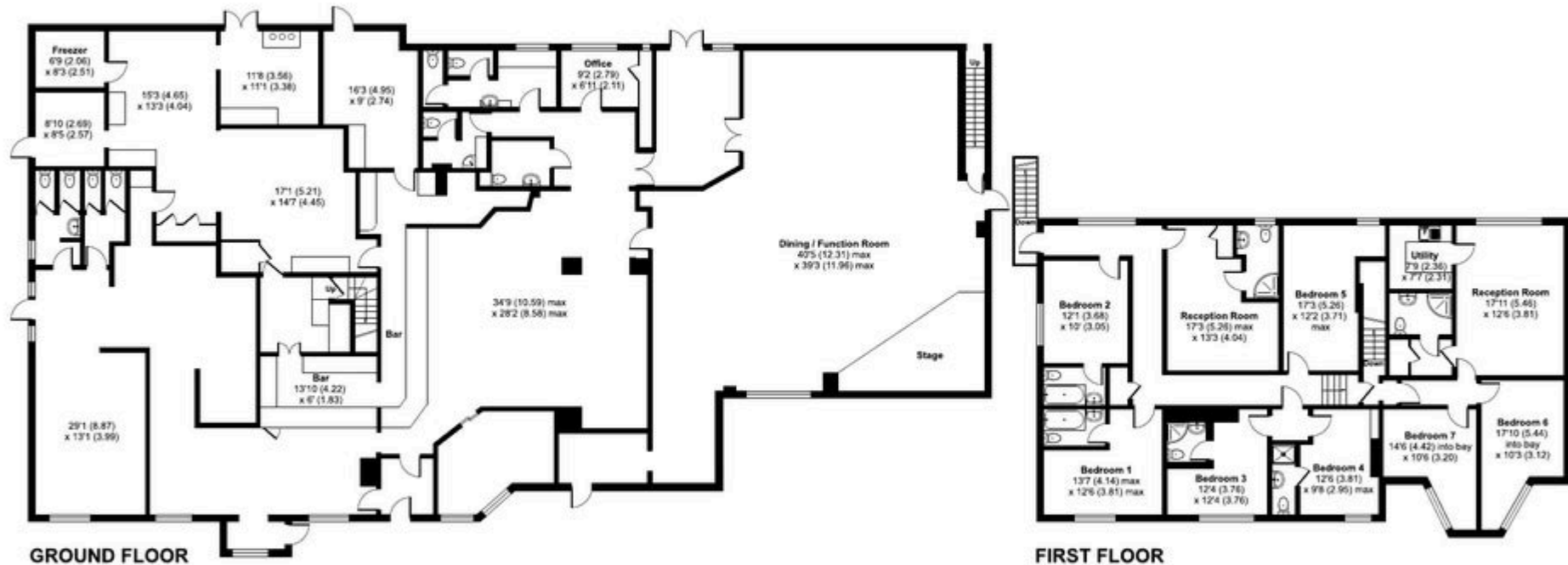
The Rateable Value as per the April 2026 Ratings List is £42,000. Confirmation of actual rates payable should be sought from the Local Authority.



Lower Horsebridge, Hailsham, BN27

Approximate Area = 7795 sq ft / 724.1 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 2024. Produced for Christie Owen & Davies Plc. REF: 1203402



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FINANCE

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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

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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