The Chequers Inn

- Popular destination country freehouse
- Established reputation for good food
- Classic 15th century interior
- Three sections seating 90 inside
- Outside seating 100+, terrace and car park
- All stands in 1.45 acres of attractive gardens.. Energy Rating D

Rowhook Road, Rowhook, Horsham, RH12 3PY

Freehold: £1,250,000

Ref: 8856024

THE OPPORTUNITY

Having rescued the pub from the brink in 2007, the Chequers is now a highly regarded food-led freehouse yet still has room to grow due to its reputation, plot and location.

LOCATION

Although located in the semi-rural hamlet of Rowhook it is only five miles from Horsham, nine miles from Gatwick and 31 miles from London.

It is an affluent "commuter belt" area, with customers drawn from the expanding towns of Horsham and Dorking on a regular basis.

DESCRIPTION

This 15th Century detached property has been a pub since the 17th Century. The main building is on two floors with an adjoining single storey corrugated clad building, originally built as the village hall in the 20th century, which is now the restaurant. In addition is a brick built former Smithy to the front which could be converted subject to consents.

All the buildings form part of its Grade II Listing which exemplifies its unique character.

INTERNAL DETAILS

From the front a small lobby leads into the central traditional bar with log burner and stone floors, bar servery to one end, and access to both additional areas. This area seats 16.

To one side is a lounge bar with timber floors and table and chair seating for 32, access to the bar servery and further front door.

The restaurant is to the righthand side, again with wood burner, timber floors and comfortably seats around 40.

EXTERNAL DETAILS

There are a variety of external customer seating areas surrounding the pub. To the front is a raised patio area for 20. To the rear is a vine-covered enclosed dining area with fixed and loose seating for around 40.

The extensive lawned areas then provide bench table seating for a further 60 plus, with established trees and the pubs own fruit and vegetable garden. This elevated area has views across the countryside and is ideal for a marquee or holiday chalets subject to consents.

There are two car park areas, one tarmac area for 30 to the side of the pub, the other adjoins the garden.

ANCILLARY AREAS

The well fitted commercial kitchens with extraction are to the rear, close to the restaurant with access to a yard and storage.

OWNER'S ACCOMMODATION

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

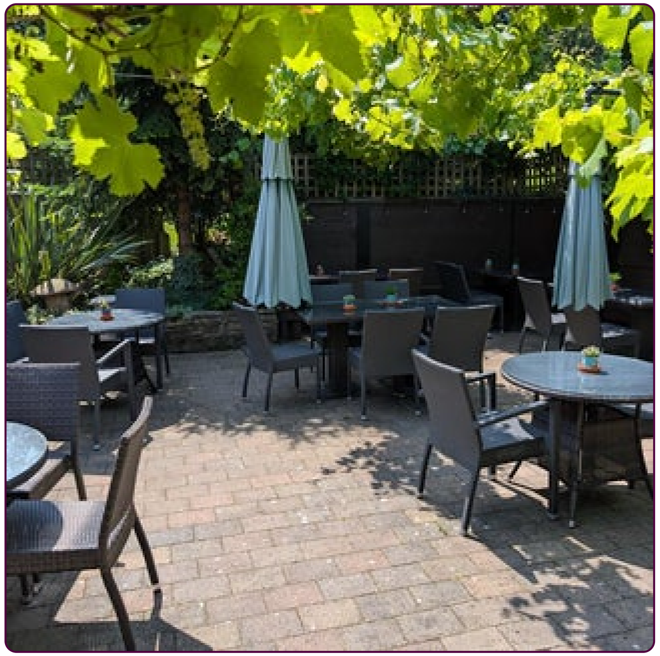
FIXTURES & FITTINGS

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

TRADING INFORMATION

The business enjoys consistently strong annual sales. In 2024 net sales were £11,500 per week with a 67% gross profit margin and good EBITDA. The trade split is around 70% dry and 30% wet.

Full trading information will be supplied following a formal viewing.



STAFF

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

TRADING HOURS

Wed - Sat: 12pm - 4pm and 6pm - 11pm
Sun: 12pm - 5pm.
Closed all day Monday and Tuesday

BUSINESS RATES

The rateable value for the property from 1 April 2026 is £32,500.






Beer Cellar
Cellar
Garage
Kitchen
Store
Bar Servery
Restaurant
Bar Lounge
Store
Restaurant
Store
Store
Ground Floor
Lounge
Bedroom
Office
HW
1st Floor
National Commercial Property Compliance & Marketing
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DEBT & INSURANCE ADVISORY

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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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