Thatched Inn

- C.95 covers
- Car park for c.40 cars
- C.50 external covers
- 3-bedroom owners' accommodation
- Village location
- Energy Rating B

The premises are held on the remainder of a Brakspear 25-year full repairing & insuring lease from 1999, at a passing rent of c.£72,000 + VAT per annum.

Grand Avenue, Hassocks, BN6 8DH

Leasehold: OIEO £110,000

Annual Rent: £72,000

Ref: 8856004

LOCATION

The pub is located in the attractive village of Hassocks, seven miles north of Brighton.

Ideally situated, the village has both road and rail links to London and the Sussex Coast. There is railway station in the village with Thameslink and Southern providing regular trading services to Brighton & London.

DESCRIPTION

Built in the 1950's, the Thatched Inn - a food-led pub - is found nestled at the foot of the South Downs with spectacular views over the Sussex countryside to the Ditchling Beacon.

INTERNAL DETAILS

There are three separate areas on the ground floor - the restaurant, bar and public bar.

The restaurant can cater for circa 55 covers and the bar circa 40 covers. The public bar has a dart board and pool table.

There is an overhead height basement cellar below.

FIXTURES & FITTINGS

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

OWNER'S ACCOMMODATION

There is spacious accommodation situated on the first floor of the property, accessed via a separate entrance, consisting of two double bedrooms, a single bedroom/office, lounge/diner, kitchen with utility room and a bathroom with separate toilet.

STAFF

The business is owner operated, with the help of both full time and part time staff.

EXTERNAL DETAILS

There is a trade garden to the rear for circa 40 covers, with further outside seating to the front of the premises and there is also a private garden for the owners. To the front of the property is a large car park (circa 40 spaces).

TRADING INFORMATION

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

Loan available via Christie Finance (subject to status).

THE OPPORTUNITY

Our clients have owned the business for the last 10 years and are selling to enable them to spend more time with their young children.

The premises is held on the remainder of a Brakspear 25-year full repairing & insuring lease from 1999, at a passing annual rent of circa £72,000 + VAT and subject to five-yearly rent reviews. The lease is partially tied on all draught beer, bottled beer and cider.

The current tenants have been informed by the landlord that a new tenant will be given a new 10-year lease.

TRADING HOURS

The business currently operates seven days a week and is open all day. Food service times are:

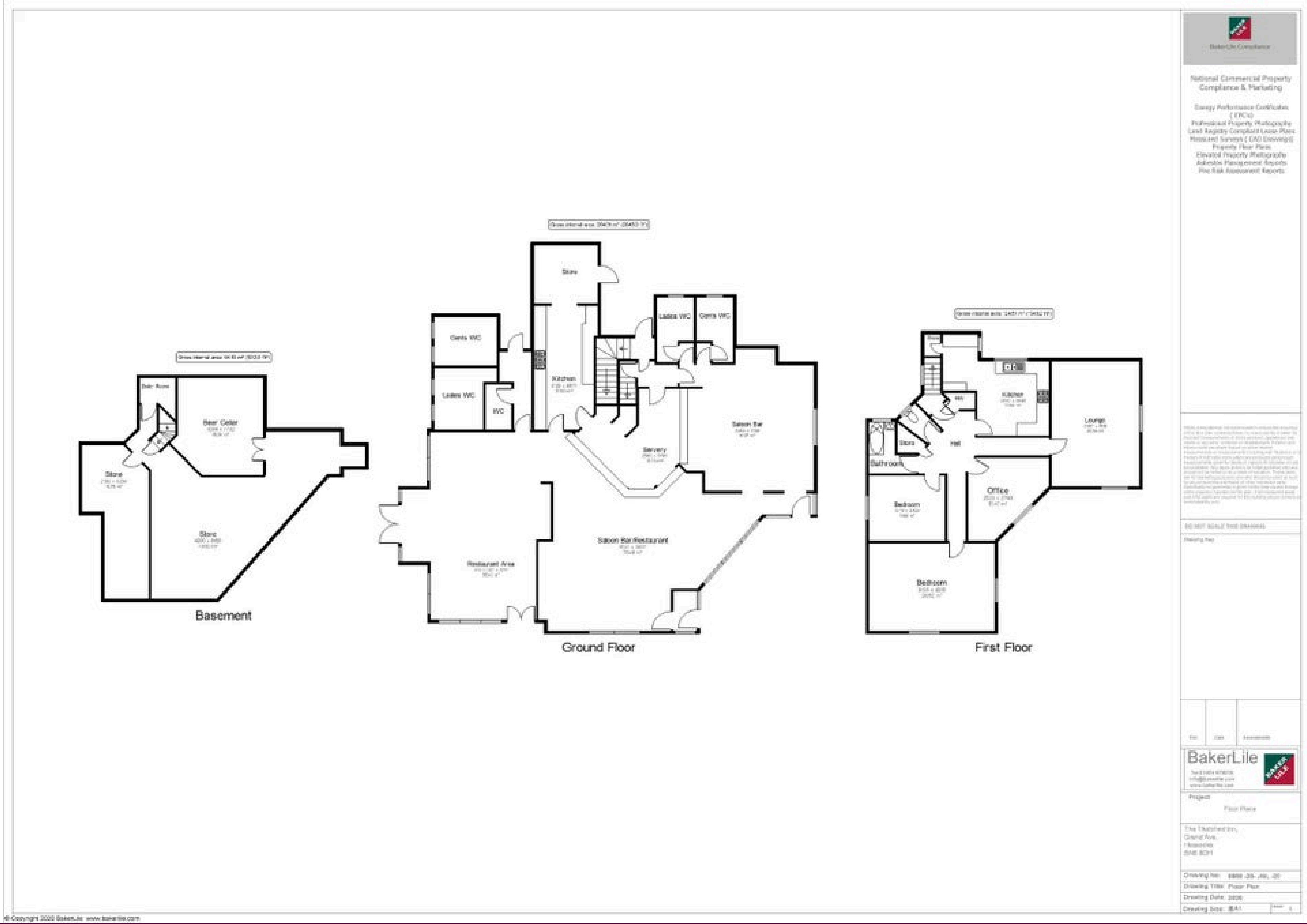
Monday to Saturday: 12 noon - 2.30pm & 6pm - 9pm
Sunday: 12 noon - 2.30pm & 6pm - 8.45pm

BUSINESS RATES

The business rateable value from 1 April 2023 is £38,000. It is not what you will pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

REGULATORY

Premises Licence.


Basement
Store
Store
Beer Cellar
Ground Floor
Store
Gents WC
Ladies WC
WC
Kitchen
Ladies WC
Gents WC
Servery
Saloon Bar
Saloon Bar/Restaurant
Restaurant Area
First Floor
Store
Kitchen
Lounge
Hall
Store
Bathroom
Office
Bedroom
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Drawing Title: Floor Plan
Drawing Date: 2020
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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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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.

CONTACT

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

KEITH BRIDGEN

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CHRISTIE & CO