



Coach & Horses

*The Square, Compton
Chichester
PO18 9HA*

*Freehold: Offers Invited
To Rent: Nil Premium
Annual Rent: £35,000*

Ref: 3858244

KEY HIGHLIGHTS

- Fully refurbished and trading ground floor
- Main bar & dining room (c.70), GIA: 374 sq m
- Potential for three Letting rooms
- External seating to front (c.54)
- Two Bedroom owners/management accommodation
- Alternative uses will be considered (STPP), EPC:B

DESCRIPTION

The property is a Grade II Listed character detached building, under a pitched clay tile roof briefly comprising 70 internal covers, three letting rooms and two bedroom owner's accommodation.

The pub was purchased by the owners in November 2022 and is under going refurbishment by an award winning interior designer.

The owners have a wealth of experience in construction and design which has led to the pub currently undergoing refurbishment to the highest level and as always was their intention the owners wish to create an investment by sourcing an experienced publican to take over the pub.

This is therefore a rare opportunity to acquire a pub with the restaurant, bar & WC's having been completed to a high standard. Works are ongoing on the letting rooms and owners accommodation and will be subject to completion by the ingoing lessee.

The property is Ideal for both owner operators looking to run the pub whilst living in the spacious two bedroom owners accommodation, or those looking to run the business under management maximising the letting accommodation.

Coach & Horses Website.
Gross internal floor area (GIA) - 374 sqm.

LOCATION

The Coach & Horses occupies a prominent central location in the affluent village of Compton in West Sussex, surrounded by residential properties, a village shop and local primary school.

The village is easily accessible, located less than ten miles from the A3 which provides access to Portsmouth (15 miles), Petersfield (9 miles) and the A27 providing access to Chichester (10 miles).

GROUND FLOOR

The ground floor comprises the main bar and snug (c.30), restaurant (c.40), commercial kitchen and pot-wash, beer cellar and two sets of ladies and gentlemen's WCs.



EXTERNAL DETAILS

Pavement seating (c.54) and street parking throughout the village. The rear courtyard is currently only being used by the owners.

LETTING ACCOMMODATION

Three en suite letting rooms arranged over the first floor currently undergoing refurbishment. Once complete are expected to achieve a room rate between £120 - £160 per night with special rates applying to various local events throughout the year including Goodwood.

BUSINESS RATES

Rateable value effective from 1 April 2026 is £5,500. Confirmation of actual Rates payable should be sought from the Local Authority.



OWNER'S ACCOMMODATION

Two bedroom owner's accommodation is arranged over the first floor undergoing refurbishment comprising two double bedrooms with a bathroom, a living room, and an office area.

FIXTURES & FITTINGS

Fixtures and fittings are to be leased to the incoming tenant, except for some personal effects which will be retained. An inventory will be provided to prospective purchasers once an offer has been accepted.

REGULATORY

The property benefits from a Premises Licence and is free of tie.

SERVICES

LPG gas. All other services are connected to the mains.

Water	Mains
Central Heating	Bottled Gas
Cooking	Bottled Gas
Drainage	Mains



STAFF

The business is currently being run by the owners, but would be suited to a head chef, part time KP and waiting/bar staff, to be managed by the new Lessee.

TRADING INFORMATION

The pub is currently closed and no historic trading information is available.

TRADING HOURS

Currently Closed.

Licence is available for trading until midnight on most days.

TENURE

The property is being offered on a new 10 year free of tie lease with five yearly rent reviews with an annual rent of £35,000. A rental deposit will be required subject to status and rent to be paid quarterly in advance.

All interested parties must provide proof of funding prior to arranging a viewing and confirm their willingness and ability to undertake the fit of the 1st floor letting rooms and owners accommodation.

Freehold: Offers Invited.

All alternative uses will be considered (STPP)



DEBT & INSURANCE ADVISORY

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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