



Royal Oak

Horsham Road, Handcross, Haywards Heath, West Sussex RH17 6DJ




Tenure
To Let

Price
**Nil Premium –
New Free of Tie Lease**

- Affluent and desirable village
- Character bar and dining areas (60)
- Letting/private accommodation
- Trade patio/garden (30)
- Car park (10)



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Fleurets
Leisure Property Specialists

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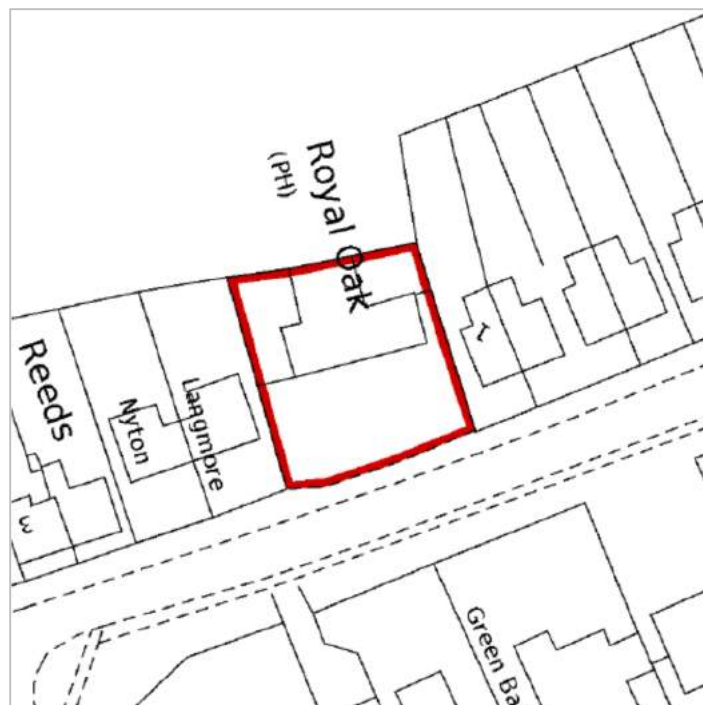
Location

The Royal Oak is located in the residential and popular village of Handcross, which is close to the villages of Staplefield, Slaugham and Warminglid. The property is also within 8 miles of Burgess Hill, Haywards Heath, Horsham, Crawley and Gatwick Airport. The village spans across the A23, which is easily accessible from Pease Pottage, and provides a north-south link from Pease Pottage where it joins with the M23 and heads north towards Surrey and the M25, and south to Brighton. It is also situated within the High Weald Area of Outstanding Natural Beauty and is the home to the Nymans National Trust property.

Description

The property comprises a detached, two storey building of brick construction set beneath a pitched slate tile roof. The building has been extended to the rear with a part two storey and part single storey, flat roof extension. The first floor elevation has hung clay tiling. To the rear left hand side of the building are a couple of single storey, detached garage and storage buildings with flat asphalt/felt roofs.

To the front of the property is a car parking area providing c.8-10 parking spaces. There is also a small amount of external seating along the front of the property and a further raised patio area to the side.



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To the rear of the property is a further external trade area with seating for 12 covers.



Viewing

Strictly by appointment only through Fleurets. Please call the South office on 01273 429 500. Please note, this property has ceased trading and is closed.

Trade

No trade is warranted or sold.

Accommodation

The ground floor provides 'L' shaped trading space (14) with a bar servery to the centre. Adjoining this area there are 2 dining areas (46) which lead out to the trade patio area.

The remainder of the ground floor provides the customer WCs, a commercial kitchen, separate pot wash area and chilled beer storage. The detached storage buildings provide additional storage space.

To the first floor is private/letting accommodation which comprises four double bedrooms (3 en suite). There is a further separate bathroom with WC and shower as well as a large lounge with adjoining kitchen with views over open fields.

Tenure

A new free of tie lease to be offered on a 20 year full repairing and insuring basis. The guide rent is £35,000pa. The rental will be subject to 5 yearly, upward only, rent reviews along with annual RPI indexation.

Minimum Capital Required

Applications must be able to demonstrate a minimum capital of approximately £50,000 to cover Stamp Duty Land Tax, a quarters rent, insurance, legal fees, working capital, security deposit and fixtures and fittings.

Application Procedure

Applicants are requested to complete a Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding prior to interview. To obtain an application form, contact Fleurets on 01273 429500.

Further Information

1. The lessee will be responsible for a contribution of £1,500 towards the landlords reasonable legal costs.
2. All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where application. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for advice in this respect.
3. Three months rent deposit will be required including an amount equivalent to VAT.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Monday - Sunday 10:00am - 11:00pm

Business Rates & Council Tax

The property is in an area administered by Mid Sussex Council. The 2017 Rateable Value has been assessed at £9,000. The domestic accommodation is within Band A for council tax purposes.



Planning

We have made enquiries with the local authority and can confirm this property is Grade II listed.

EPC

An Energy Performance Certificate is not required for this property due to its Grade II listing.

Services

We are informed that the premises benefit from all mains services.

VAT

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