



Tenure

Freehold.

Location

The property is located in the historic and attractive West Sussex village of Rusper, 5 miles north of Horsham, 6.5 miles west of Crawley and 8 miles west of Gatwick.

Rusper is easily accessible via the road network, being close to the A264 which runs east-west to the south of the village.

The property is situated on the east side of High Street in the heart of the village. Nearby occupiers include the village store and village church. Ghyll Manor Hotel and Restaurant is nearby.

Description

This attractive Grade II Listed property comprises a two storey building dating from the 16th century to provide a ground floor bar, with exposed timber beams and original fireplace, and seating for over 30 covers. The remainder of the ground floor provides customer toilets, a kitchen, chilled beer store and manager's office.

The first floor provides a more formal dining area/function room for circa 44 covers. In addition, there is a manager's flat which comprises two rooms, kitchen and bathroom. To the rear of the property is a large garden with extensive seating with a further patio area to the front. Please note that part of the garden (edged blue on the plan) falls outside the freehold title, however a statutory declaration has been obtained in relation to its use as part of the garden.

The property provides the following accommodation:

Ground Floor (gross internal) 158.0 sq m (1,701 sq ft)

First Floor (gross internal) 67.5 sq m (727 sq ft)

Plus First Floor Flat – 2 Rooms, Kitchen, Bathroom

Tenancy

The entire property is at present let to TIME WELL SPENT LTD with a personal guarantee, for a term of 20 years from 1st March 2016 at a rent of £43,000 per annum, which increases to £50,000 per annum from 1st March 2018 (1). The lease provides for annual uncapped RPI linked reviews from 1st March 2018 with upward only open market rent reviews every 5th year of the term. The lease also contains full repairing and insuring covenants.

(1) The vendor will top up the rent such that the purchaser effectively receives £50,000 per annum between completion of the sale and 28th February 2018.

Tenant Information

Website Address: www.timewellspent.co.uk

Formed in 2002, Time Well Spent has ten outlets in Surrey and Sussex in the following locations: Mogador, Mugswell, Brockham, Smallfield, Betchworth, Holmbury St Mary, Okewood Hill, Cheam, Tadworth and Rusper.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 108 Band E (Copy available on website).

Horsham

The Plough & Attic Rooms

High Street

Rusper

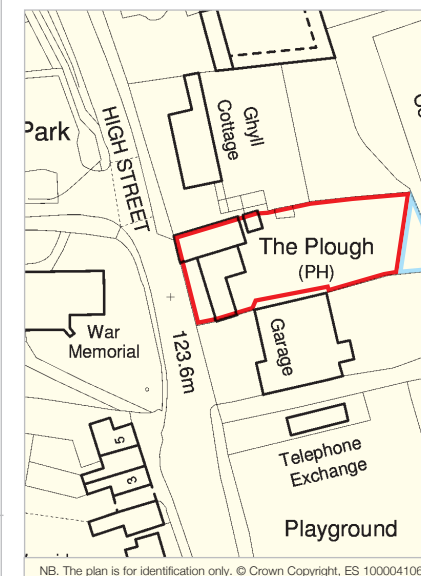
West Sussex

RH12 4PX

- **Attractive Freehold Grade II Listed Public House Investment**
- Situated in the affluent and picturesque village of Rusper
- Let to local multiple on lease expiring in 2036
- Annual uncapped RPI increases from 2018
- Open market rent reviews every 5th year (next 2021)
- Current Rent Reserved
£50,000 pa⁽¹⁾

On the Instructions of St Catherine's College, Oxford

SIX WEEK COMPLETION



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms L McLeod, Shepherd and Wedderburn LLP. Tel: 0207 429 4959 e-mail: lauren.mcleod@shepwedd.com
Joint Auctioneer Rosie Hallam, Fleurets. Tel: 0207 280 4741 e-mail: rosie.hallam@fleurets.com

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