



Tenure

Freehold.

Location

Billingshurst is an attractive West Sussex town located 6 miles south-west of Horsham and 5 miles north of Pulborough. The town is served by the A29 and A272 roads and in addition benefits from regular rail services to London and the south coast.

The property, located within a Conservation Area, is situated some 2 miles south-west of Billingshurst town centre in the picturesque hamlet of Adversane. The property occupies a prominent roadside position on the west side of Stane Street (A29), which forms the main road between Billingshurst and Pulborough.

Description

The property, an attractive Grade II listed building, provides a large open plan ground floor public house/restaurant benefitting from recent refurbishment that provides a dining area/function room for circa 90 covers, an informal bar lounge area and kitchen/ancillary accommodation. The first floor is arranged to provide staff accommodation. Externally, the property benefits from a beer garden, additional seating to the front and car parking to the rear for some 25 cars. Additionally, there is a small detached outbuilding to the north of the site.

The property provides the following accommodation and dimensions:

Ground Floor (Gross Internal) 382.5 sq m (4,117 sq ft)

First Floor – Six Bedrooms, Living Room, Two Bathrooms and Kitchen

Tenancy

The entire property is at present let to TAORMINA LTD (with personal guarantee) for a term of 10 years from 23rd September 2016 at a current rent of £45,000 per annum rising to £50,000 per annum on 23rd September 2018. In addition, the lease provides for annual uncapped RPI linked reviews from 23rd September 2018 with an upward only open market rent review in 2021. The lease also contains full repairing and insuring covenants. The Vendor will top up the rent to £50,000 per annum from completion of the sale until 22nd September 2018 (1).

Tenant Information

The Blacksmiths Arms trades under the brand name 1010 Restaurant. Website: www.1010restaurant.uk

We understand the lessee has two other restaurants, one in Crawley and one in Worthing.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 104 Band E (Copy available on website).

Billingshurst Blacksmiths Arms Stane Street (A29) Adversane West Sussex RH14 9JH

• Attractive Freehold Grade II Listed Restaurant/Public House Investment

- Situated in the affluent and picturesque hamlet of Adversane
- On a site totalling 0.24 hectares (0.59 acres)
- Annual uncapped RPI linked rent reviews from 2018
- Open market rent review 2021
- Current Rent Reserved

£50,000 pa (1)

**On the Instructions of
St Catherine's College, Oxford**

SIX WEEK COMPLETION

