

ATTRACTIVE PUB FOR SALE OR TO LET – HORSHAM, WEST SUSSEX

**BREWHOUSE & KITCHEN, 38 EAST STREET, HORSHAM, WEST SUSSEX, RH12 1HL**

- Attractive corner sited pub situated within the main commercial area of Horsham
- Trades over ground and first floors, refurbished in 2018
- Trade garden with beach huts to the rear
- Building footprint approximately 2,387 sq ft with a site area of 3,179 sq ft
- Nearby occupiers include Nandos, Pizza Express and Wagamama
- Trade information available to seriously interested parties

FOR SALE FREEHOLD WITH VACANT POSSESSION OR TO LET

OFFERS INVITED

SUBJECT TO CONTRACT – Sole Selling Agent

COUNF307

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Location

The pub is located within an area administered by Horsham District Council, situated on East Street at its junction with Denne Road. Nearby occupiers include Cote, Giggling Squid and Majestic Wine. Horsham Railway Station is approximately 700 metres to the north east.

A location plan is attached.

[Link to Street View](#)

Description

The property is corner sited comprising two storeys above basement with an external trade garden / terrace with three beach huts to the rear. Internally the ground floor comprises interconnected trade areas with a central bar servery, customer WCs and storage areas. The first floor has a separate trade area with bar servery and storage. The basement includes usual cellage / storage. There is a trade garden / terrace to the rear of the property with an external staircase leading to the first floor. A separate two storey barn is available to the rear of the property via lease, further information available upon request.

According to Nimbus Maps, the building footprint is 221 sq m (2,387 sq ft) with a site area of 295 sq m (3,179 sq ft).

The property's EPC has a total gross internal area of approximately 500 sq m (5,380 sq ft).

NB: AG&G have not measured the property and the floor areas set out are approximate and for guidance purposes only and no reliance should be placed on these when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake their own measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services.

Licensing

The property benefits from a Premises Licence permitting the sale of alcohol from 10:00 am until 12:00 am Sunday to Thursday and until 2:00 am Friday and Saturday.

Planning

From enquiry of Horsham District Council, it has been established that the property is not Listed as being of special architectural or historical interest but it does lie within a conservation area.

Rating Assessment

The property is listed as a 'Restaurant & Premises' with a rateable value of £47,750, with effect from 1st April 2023.

Basis of Sale / Letting

Offers invited for the freehold interest with vacant possession. Alternatively, rental bids are also invited.

EPC

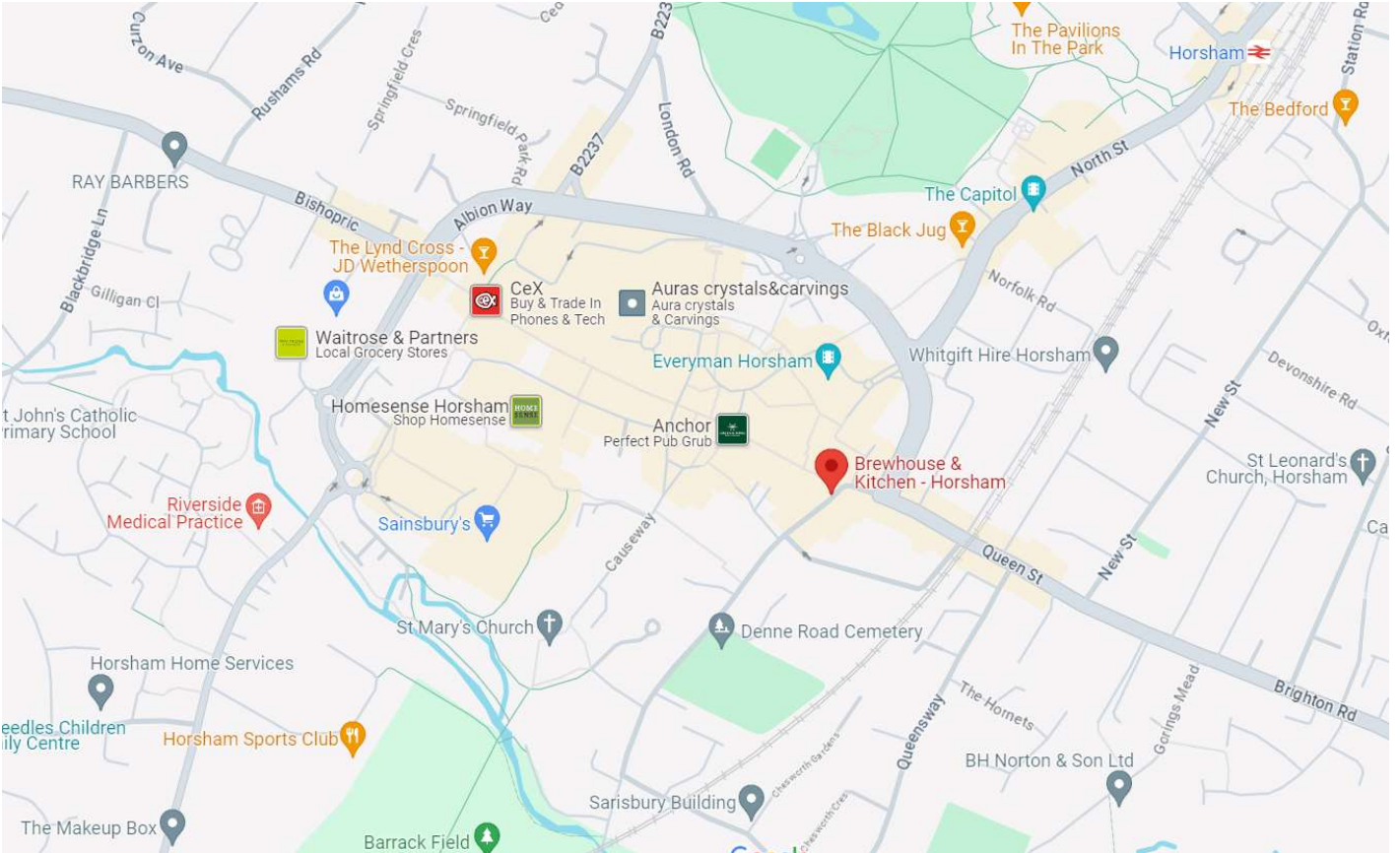
The property's energy rating is C (54). [Link to EPC](#)

Viewings & Further Information

The staff and customers are unaware of the intended disposal and therefore it is requested that you respect the vendor's wish to keep this matter confidential. The sale must not be discussed with any staff or customers.

For further information or to organise a viewing, please contact Michael Penfold (07894 210 853 / michael.penfold@agg.uk.com) or Panayiotis Themistocli (07973 856 232 / Panayiotis.themistocli@agg.uk.com)

Location Plan



Source: Google Maps. Not to scale - Provided for indicative purposes.

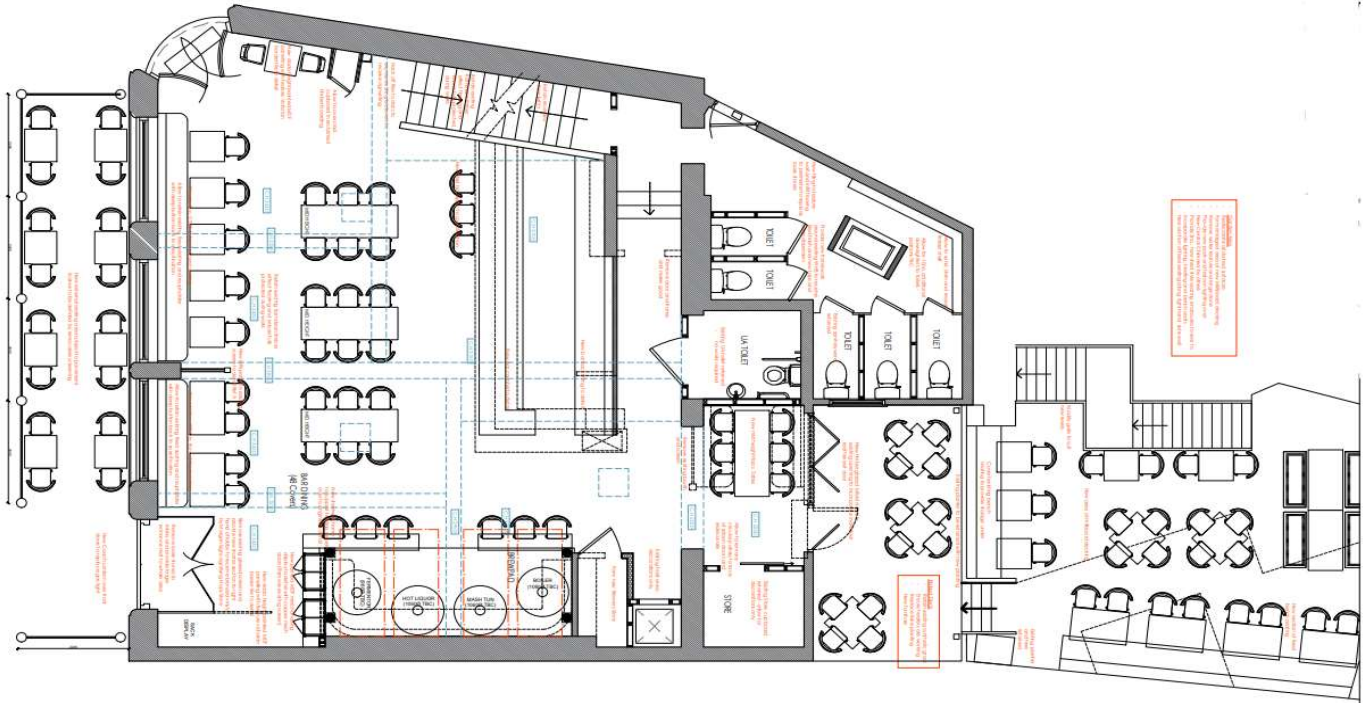
Aerial View



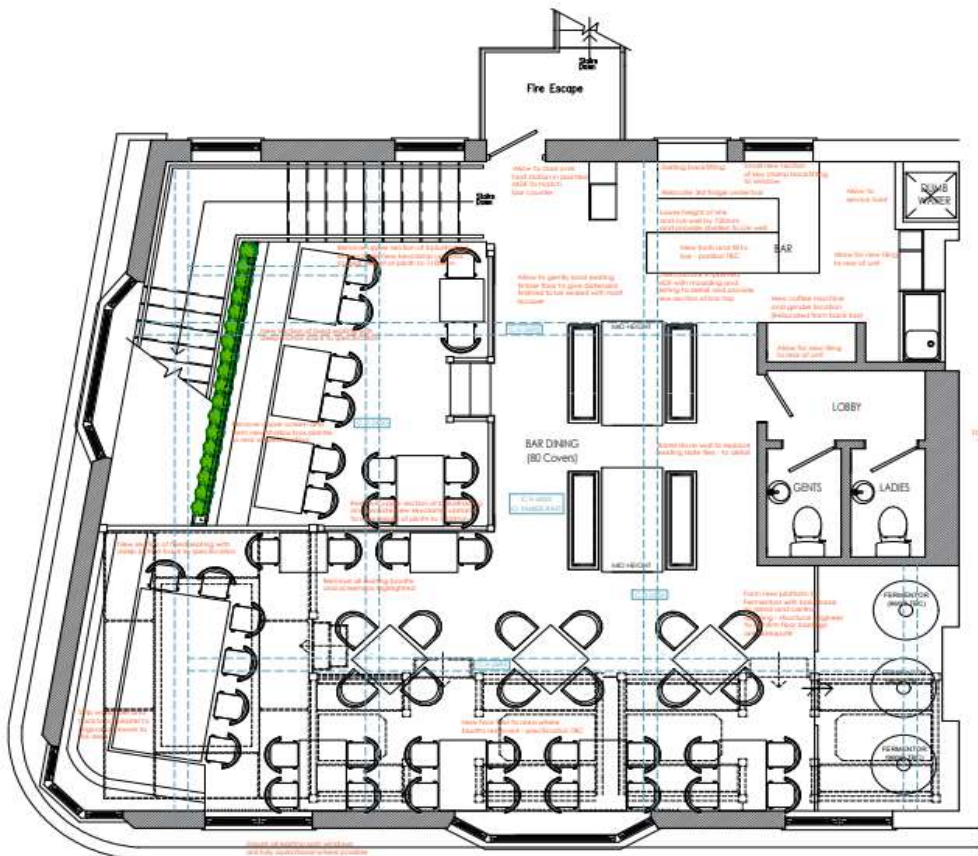
Source: Nimbus Maps. Not to scale - Provided for indicative purposes.

Floor Plans

Ground Floor



First Floor



Basement

