



RUPERT BURSTOW
Property Consultancy & Acquisitions

SUPERB RESTAURANT/GASTRO
PUB/BAR OPPORTUNITY
PROMINENT AND EASILY
ACCESSIBLE LOCATION
70 – 75 COVERS INTERNALLY
30 – 35 EXTERNALLY
FOR SALE



CROMWELLS
HENFIELD ROAD
SMALL DOLE
BN5 9XH

**CROMWELLS, HENFIELD ROAD, SMALL DOLE BN5 9XH**

LOCATION Situated in a highly prominent and busy country road just outside of Upper Beeding, West Sussex. The property is located on the west side of the Henfield Road (A2037) between Upper Beeding and Small Dole forming part of the Golden Barn area. Henfield Road is just off of the Shoreham/Steyping bypass (A283), making the premises easily accessible from the south coast (Brighton/Shoreham/Worthing) and the entire mid-Sussex area.

ACCOMMODATION This superb premises consists of a conservatory style bar, fully fitted restaurant, kitchens, W/C's, owner/managers living quarters, a spacious car park, swimming pool and beautiful gardens/external seating area as follows:

Bar area: 24'8" x 22'8" 560 sq ft (52 sq m)

A conservatory style bar and seating area.

- Approximately 12 – 15 covers
- Fully fitted
- Impressive stone tiled flooring
- Display fridges
- Disabled W/C
- Larger disabled W/C to include storage cupboards

Prep/Wash up area: 16'11" x 5'11" 99 sq ft (9 sq m)

To include:

- Double commercial stainless steel sink
- Access to upper parts

Kitchen: 11'4" x 11'1" 212 sq ft (19 sq m)

To include:

- Carbon filter extraction system
- 8 ring hob and oven
- Commercial deep fat fryer
- 2 x Commercial microwave
- Commercial stainless steel sink
- Various Stainless steel fridges/work tops
- Hygiene flooring
- Combi boiler



Restaurant area: 49'10" x 13'9" 686 sq ft (64 sq m)

- Approximately 60 covers at present
- Pine flooring
- Many original features including beams, fireplaces, etc.

W/C: Separate male and female W/C's

- 3 x male
- 2 x female

Upper part/residential accommodation (accessed via 2 separate staircases):

To include:

- Lounge
- Kitchenette
- Double bedroom
- 2 x bathrooms



Gardens: Large lawn and patio garden currently providing seating for approximately 30 further covers



Terrace: Terrace area with approximately 25 covers overlooking swimming pool

Swimming Pool: Swimming pool

Car parking: 2 areas providing car parking for up to 15 – 20 cars

TENURE Freehold

PRICE Offers invited in the region of £775,000 for the benefit of this superb freehold interest

UNIFORM BUSINESS RATES

- **Description:** Restaurant and premises
- **Rateable Value:** 11,000
- **Rates Payable:** £4554.00 (April 10/11)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Horsham District Council direct on 01403 215 061.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111

