



**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 £875,000 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**

