



The Wilkes Head

Church Lane, Eastergate, Chichester, West Sussex, PO20 3UT

Leasehold £80,000

- Located in charming village of Eastergate, Chichester
- Traditional pub with quintessential features
- Two bar areas (27) & restaurant (31)
- Beer garden (60) & marquee (40)
- Two bedroom owners accommodation
- Established and profitable business

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LOCATION

The Wilkes Head is situated in the village of Eastergate, a charming and quintessential village in the Arun District of West Sussex. The village is located approximately 5 miles East of the City of Chichester. The village can be dated back to the Roman period and is historic in its nature housing a large number of stone and thatched styled properties. Sitting at the base of the South Downs the area is a popular destination for walkers and cyclists and local attractions include Butlins at Bognor Regis, Goodwood Racecourse and the racecourse at Fontwell Park.

Eastergate lies a short drive south of the A27 link road which connects the major conurbations of Portsmouth, Chichester and Brighton. Mainline railway services are available from Barnham with West coast way line services to Brighton, Southampton, Portsmouth and London Victoria (via Horsham).

The Wilkes Head occupies a charming and characterful Grade II listed property situated in the heart of the village. The property is understood to date back to 1763 and is of red brick construction under a pitched tiled roof, with more modern extension to the side.

TRADE AREAS

Entrance from front of the property via LOBBY into MAIN BAR. The main bar is traditionally presented with flagstone flooring, inglenook fire place and exposed timbers. The bar provides loose tables and chairs for 18.

Offset from the lobby there is a second PUBLIC BAR area presented in an in keeping manner with further seating for 9. Both bar areas are serviced by a central bar servery housing a glass washer and drinks fridges.

Offset from the main bar is access to the RESTUARANT area, presented with stripped wood flooring, industrial lighting and flat screen TV. The restaurant provides seating for 31 dependent on configuration.

MALE WCs AND FEMALE WCs offset.

Located to the rear of the property there is a fully fitted TRADE KITCHEN equipped with non slip flooring, extractor, double pizza oven, undercounter fridges, double deep fat fryer, salamander, 6 burner range cooker, commercial microwave and grill.

Offset there is a WASHUP area with dishwasher as well as a separate DRY STORE with double drinks fridge, wine chiller, chest freezer and triple upright stainless steel fridge.

The property is serviced by a CELLAR in the separate outbuilding.

OWNERS ACCOMMODATION

Located at first and second floor level there is private owners accommodation comprising of

- LIVING ROOM
- 2 x DOUBLE BEDROOM
- BATHROOM with additional shower.

EXTERNAL

To the side of the property there is a permanent MARQUEE structure which has been incorporated to provide further internal dining space, for up to 40. This area also encompasses a bar servery.

This area in turn then leads to a sizeable BEER GARDEN with children's fibreglass PLAYFRAME, SMOKING SOLUTION and seating for 60.

The property boasts a tarmacked CAR PARK with space for 30-35 vehicles.

To the rear of the property there is a PRIVATE GARDEN.

The property also benefits from DOUBLE GARAGE STORAGE which houses two upright stainless steel double fridges.

THE BUSINESS

Our clients have owned and operated the Wilkes Head for the past 13 years and during this time have built a well thought of traditional public house business which draws in custom from the surrounding towns and villages. The business operates very much as a quintessential English pub with British and Continental food offering.

Trade profit and loss accounts for the year ending 2019 show a net turnover of £332,938 which generates an adjusted net profit of £57,814. Accounts for the year ending June 2020 show a net turnover of £238,767 which generates an adjusted net profit of £56,724, a period which includes a closure period of 4 months due to Covid-19 lockdowns. Further accounting details can be made available to serious parties following a formal viewing.

We are of the opinion that the Wilkes Head would suit a hands on owner operator who wanted to run a traditional public house and implement their own food offering. A new operator could further turnover with an increase in social media presence.



TENURE & PRICE

LEASEHOLD £80,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Wilkes Head is held a fully repairing and lease agreement from Punch Taverns (PML) Limited for a term of 25 years commencing 18th April 2006. Rent currently stands at £30,500 per annum, subject to a 5 yearly rent reviews. The lease is of partial tie, free of tie on wines, spirits, and minerals. The lease is subject to a 50% share on any machine income.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

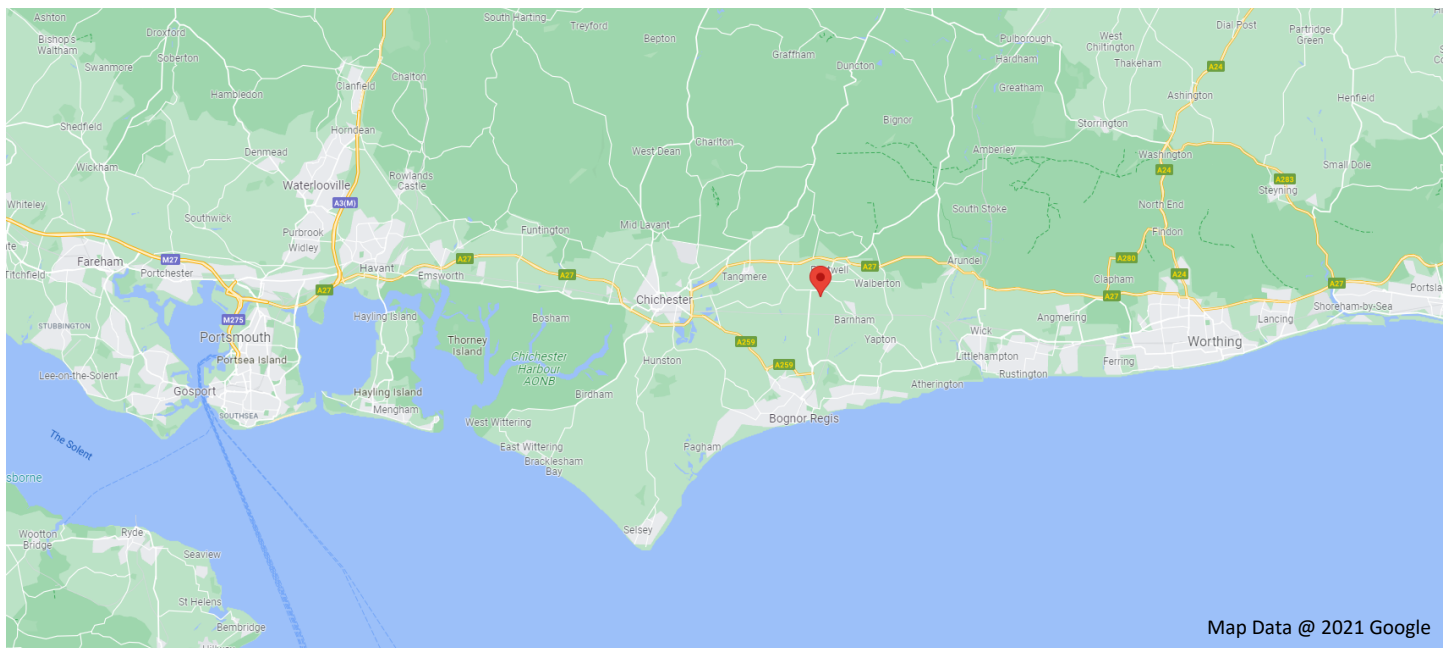
LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

Rateable value: £20,600



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