



Chequers Inn Hotel

Lewes Road, Forest Row, East Sussex, RH18 5ES

- Central position in affluent Forest Row, East Sussex
- Substantial character property
- Bar, restaurant & function room (191)
- 25 hotel bedrooms
- Available on new free-of-tie lease
- Fantastic opportunity for new owner to introduce own concept

Leasehold | £100,000



LOCATION

The Chequers Inn Hotel is situated in the desirable and affluent East Sussex community of Forest Row. The town lies in the Wealden District, approximately 3 miles south-east of East Grinstead. The village is known as 'The Gateway to Ashdown Forest', an area of ancient heathland and woodland renowned for being a medieval hunting forest for the Tudor Royals as well as the home of Winnie The Pooh. The area acts as a 'honey pot' for walkers, cyclists and nature enthusiasts as well.

The village is offset from the A22 trunk road which connects the conurbations of Hailsham, Uckfield and East Grinstead to the M25 at junction 6. Railway services are available from nearby East Grinstead with services into London Victoria. London Gatwick Airport lies approximately 9 miles north west making the area a popular stop off for those travelling to and from the airport.

The Chequers Inn Hotel occupies a prominent position in the village centre. The property occupies a substantial Grade II Listed building understood to date back to the Seventeenth Century. This two-storey property retains much of its original charm and character and must be seen to be appreciated.

TRADE AREAS

Entrance from front of property into LOUNGE BAR AND RECEPTION. Presented with carpeted flooring, this area provides sofa seating for 22 with room for 4 sat at the bar.

Leading to the left is access to the MAIN BAR AREA which is traditionally presented with a notable Inglenook fireplace, flagstone flooring, exposed timbers and wood built bar servery. The bar servery houses a triple drinks fridge, double drinks fridge, EPOS till system, coffee machine and glass washer. The bar currently provides seating for 18 with a further 5 sat at the bar and room for plenty more standing, however this could well be increased if desired. Offset there is an additional SNUG AREA with second Inglenook fireplace, AWP, jukebox and seating for 12.

Offset are Male and Female WCs.

Also offset from the lounge bar is access to the RESTAURANT AND BREAKFAST ROOM. This area benefits from its own serving counter and seating for 23.

Furthermore there is a sizeable FUNCTION ROOM/SECOND RESTAURANT presented with a vaulted ceiling, log burner and integrated speakers. This spacious trade space is capable of providing seating for up to 100.

To the rear of the property there is a fully fitted TRADE KITCHEN equipped with extractor, commercial wash-up facilities, double pizza oven, six burner range cooker, stand up Convotherm combi oven, microwave, meat slicer, upright double fridge, 'walk in' chiller, 2 fridge freezers and 'walk in' freezer.

HOTEL

To the rear of the property there is a purpose built HOTEL understood to have been added to the original property in 1981. The letting accommodation is split over four floors as follows:

Lower Ground Floor

- 1 x Four poster with en-suite shower
- 5 x Double twin with en-suite shower

Ground Floor

- 6 x Double bedroom with en-suite bathroom

First Floor

- 2 x Double bedroom with en-suite bathroom
- 2 x Four poster with en-suite bathroom
- 1 x Shared WC and shower
- 1 x Shared WC
- 1 x Shared shower

Original Building - First Floor

- 1 x Family Room with en-suite bathroom (2 x single bed & 2 x double bed)
- 4 x Double bedroom with WC and hand basin
- 1 x Double bedroom with hand basin
- 1 x Double twin bedroom

Original Building - Second Floor

- 2 x Double bedroom

ANCILLARY

SAUNA AND STEAM ROOM with shower and WC. PLANT ROOM AND STORE. LAUNDRY ROOM with 2 commercial washing machines and 2 commercial driers. LINEN STORE. Gent's WC. Female WCs. BASEMENT CELLAR.

EXTERNAL

To the front of the property there is a TRADE PATIO which provides seating for 30, and enjoys views of the high street.

To the rear of the property there is an UNDERGROUND CAR PARK providing space for 10 vehicles with a further 4 on the driveway.

THE BUSINESS

Our clients have owned and operated the Chequers Inn Hotel for the past 48 years and now wish to hand the gauntlet over to a new operator who can create their own style of operation.



No trade is sold or warranted. Trade accounts are not available. Any prospective incoming party will need to make their own judgement as to likely potential trade giving due regard to the size and location of the property.

We are of the opinion that the Chequers Inn Hotel would suit a 'hands on' operator or managed house style alike who could implement their own style of trade and food offering.

TENURE & PRICE

LEASEHOLD £100,000 to include fixtures, fittings and grant of a new lease.

A new free-of-tie lease agreement is available as below:

- Fully repairing and insuring lease agreement
- For a term up to 10 years
- Inside Part II Landlord & Tenant Act 1954
- 3 month rental deposit in advance, plus personal guarantors if the lease were taken as a Limited Company, or alternatively a higher rental deposit figure between 6 and 12 months
- Rent £104,000 per annum
- Rent paid monthly or quarterly in advance
- Subject to rent reviews of a frequency to be agreed dependent on the length of term
- Suitable insurance to be in place prior to exchange of contracts

A 15 year lease may also be available off a premium of £150,000.

An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitors fees as a minimum.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

EPC

The building is Grade II Listed and therefore does not require an Energy Performance Certificate.

Rateable Value: £20,150.



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