



Horse & Cart

School Lane, Peasmarsh, Rye, East Sussex, TN31 6UW

Freehold £575,000

- Visible location on busy road to coast
- Superbly maintained and presented public house
- Separate bar and dining areas (66)
- Well manicured trade garden and patio (60)
- 4 x Large en suite letting bedrooms
- Great opportunity for a hands-on owner

Ref: 18113

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LOCATION

The Horse & Cart occupies a central position in the East Sussex village of Peasmarsh. The village is located on the A268 between Rye and Beckley, surrounded by open countryside. The nearby citadel town of Rye is a touristic hub drawing many holiday makers to the area especially during the summer months, looking to explore its historic hilltop town, castle and harbour. Nearby Camber Sands and Winchelsea Beach also draw in vast number of day trippers during the peak season.

The Horse & Cart is a well-known public house sitting on the junction of the A268 and School Lane. This two-storey property is of brick construction with tiled hung upper elevations, under a pitched tile roof. The property has recently been refurbished throughout and is presented to a superb standard. Throughout the property there is a wealth of charming original features including original wood flooring, exposed timbers and brick work. The property is a listed building.

TRADE AREAS

- BAR: An 'L' shaped trade space centralized around a wood-built bar servery with tiled frontage. Presented in a traditional 'farmhouse' style with open brick fireplace. Seating for 30.
- DINING AREA: To the rear of the property there is a comfortable dining area presented in an in keeping manner with the bar providing additional seating for 26. Patio door access to external trade areas.
- GENTLEMEN'S TOILETS.
- LADIES TOILETS.
- TRADE KITCHEN: Well equipped with a range of commercial facilities including extractor, dish washer, chargrill, six-burner range cooker, double pizza oven, double deep fat fryer, single deep fat fryer, non-slip floor and UPVC clad walling.
- BASEMENT CELLAR: With delivery drop to the front of the property.

LETTING ACCOMMODATION

Located at first floor level, accessible from the bar and via its own separate access entrance to the front of the property, this spacious letting accommodation is presented to a high standard. Comprising: -

- 4 X DOUBLE BEDROOMS with EN SUITE BATHROOMS.

EXTERNAL

- **TRADE PATIO AND GARDENS:** Located to the rear of the property is this sun trap trade space with well-manicured gardens. Capable of providing seating for 60. This area also includes a covered PERGOLA seating area.
- **CAR PARK:** With space for 13 vehicles.
- **TRADE PATIO:** Located to the front of the premises. Seating for 12.
- **STABLE:** Currently utilised as a utility room. Planning permission in place for conversion into a single two bedroom, one bathroom holiday let.

THE BUSINESS

Our clients have owned the Horse & Cart for a number of years and have let it on a commercial lease agreement, recently having taken back possession and running of the business. Initial indications of trade are positive with the owners generating a gross turnover in the region of £9,000 per week.

The Horse & Cart is an excellent opportunity for a hands-on owner who dedicate their times and expertise in to growing the business, of which there is plenty of scope for. An owner could convert the stable into owners/managers accommodation if desired.

LICENCE

A full Premises Licence is held.

SERVICES

All main services are connected.

Rateable Value: £26,250.

Local Authority: Rother District Council.

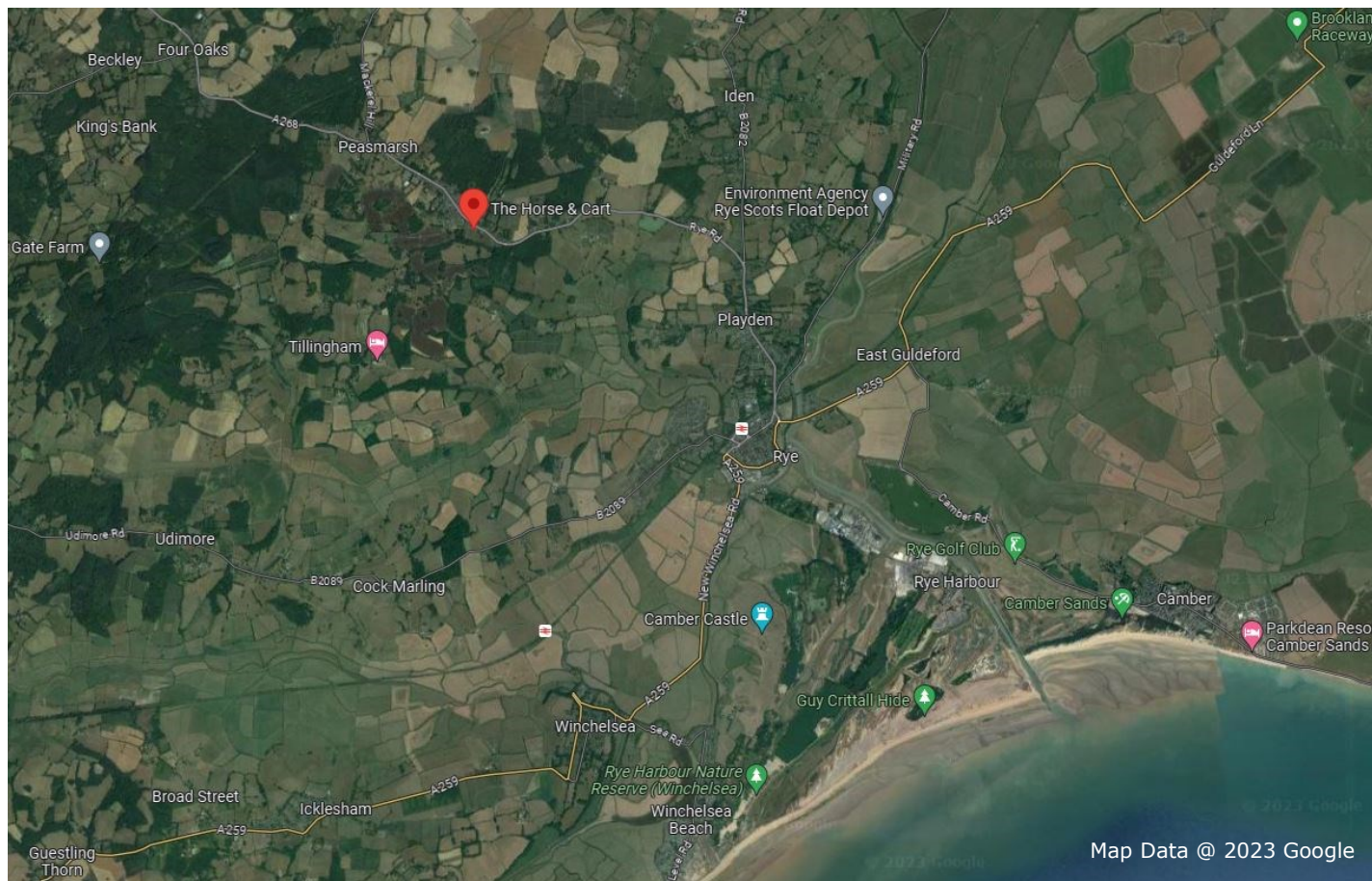


TENURE & PRICE

FREEHOLD £575,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

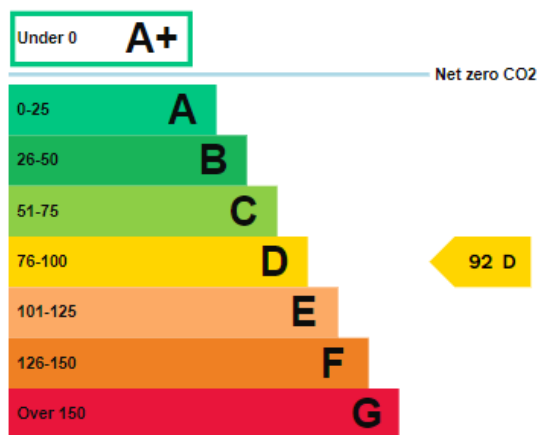
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



Energy rating and score

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

EPC Reference: 9656-4074-0943-0200-5295

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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