



Plough

Crowhurst, Battle, East Sussex, TN33 9AW

Leasehold £60,000

- Prominent position in characterful village of Crowhurst
- Recently refurbished country pub with original features
- Bar & dining area (40-50)
- Three bedroom accommodation
- Attractive trade garden (50-80) with scope to add a further 30 covers
- Held on attractive free-of-tie lease

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LOCATION

The Plough Inn lies in the charming village of Crowhurst in East Sussex. The village lies approximately 5 miles north west of the major conurbation of Hastings, a short drive from the historic town of Battle. The area is popular with nature enthusiasts seeking to enjoy walks throughout the High Weald Area of Outstanding Natural Beauty and bird watching at Fore Wood RSPB Reserve, as well as numerous visitors to Battle Abbey (the site of the Battle of Hastings). This area of East Sussex draws a number of visitors seeking to enjoy weekends away.

The area is easily accessible via the A21 trunk road which connects Hastings and the South Coast to the M25 via Tunbridge Wells and Sevenoaks. The nearby A254 provides links to neighbouring coastal towns and destinations. Main line rail connections are available from nearby Crowhurst station with services to Battle, Hastings, Tunbridge Wells and London (via Tonbridge and Sevenoaks).

The Plough Inn occupies a prominent public house elevated on the junction of Plough Lane and Chapel Hill. This characterful two-storey public house is of brick construction under a pitched tile roof and despite dating back to 1805, is not a listed building. The property has recently been refurbished and is presented to a high standard throughout as a result.

TRADE AREAS

- BAR: Presented in a traditional yet modern manner with stripped wood and flagstone flooring, exposed timbers and part-panelled walls. Bar servery with two double drinks fridges and glass washer. The bar incorporates a notable inglenook fireplace and attractive bay windows, and is capable of providing seating for up to 35.

- DINING AREA: Seating for 18.

- GENTLEMEN'S TOILETS.

- LADIES TOILETS.

Offset are MALE WCs and FEMALE WCs.

- DRY STORE.

- WAITER AREA: With fridges and freezers.

- TRADE KITCHEN: With non-slip flooring, UPVC clad walling, extractor, hot lamps, double deep fat fryer, deep fat fryer, six burner range cooker, two convection ovens and under counter fridges.

- BASEMENT CELLAR: Delivery drop to the front of the property.

OWNERS ACCOMMODATION

Located at first floor level, comprising:

- TWO DOUBLE BEDROOMS
- LIVING ROOM
- OFFICE
- BATHROOM
- ATTIC BEDROOM

EXTERNAL

- TIERED TRADE GARDEN: Part lawned, part gravel. This area is extremely popular in the summer and during the village festival. This area is capable of providing seating for 50-80 patrons.
- SIDE PATIO: Seating for 10.
- CAR PARK: Space for 10 vehicles.
- PRIVATE GARDEN: Which could well be incorporated into the business to provide a secluded trade garden with a further 30 covers.

THE BUSINESS

The Plough operates as a popular village public house, which draws in strong numbers of destination food trade from the surrounding towns and villages including Hastings, Battle and Bexhill, as well as from walkers and cyclists. It offers a seasonal British and European menu, which can be adapted to suit a new owner.

It is our understanding that weekly gross turnover averages in the region of £7,000 to £12,000 per week depending on seasonality. Further accounting detail can be made available following a formal viewing.

We are of the opinion that the Plough Inn is an ideal opportunity for an experienced operator or a first-time operator with experience in the hospitality industry who are looking to 'cut their teeth' in the sector.



TENURE & PRICE

LEASEHOLD £60,000 to include goodwill and fixtures & fittings. Stock at valuation in addition.

The property is held on a fully repairing and insuring lease agreement from Wellington Pub Company commencing 28 July 2019 for a term of twenty years with an additional five year reversionary lease expiring 28 July 2044. The rent currently stands at £36,071.26 per annum, paid quarterly in advance, subject to five yearly rent reviews and in conjunction with annual RPI (capped and Collared 2.5 & 5%). A rental deposit equivalent to three months rent will be required by the Landlord. The lease is free of all trade ties.

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 permitting the sale of alcohol by retail:

Monday to Thursday 10:00-23:30

Friday to Saturday 10:00-01:00

Sunday 12:00-23:00

SERVICES

Mains water, drainage and electricity. Fuel via LPG.

Rateable Value: £10,250

Local Authority: Rother District Council



Under 0

A+

Net zero CO2

0-25

A

26-50

B

46 **B**

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 0775-4561-6002-6999-2682

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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