



Plough & Attic

High Street, Rusper, Horsham, West Sussex, RH12 4PX

Leasehold £30,000

- Central location in affluent West Sussex village
- Historic and charming Grade II listed pub
- Character bar and dining areas (94)
- Large trade gardens (60-80)
- One bedroom owners accommodation
- Held on a free-of-tie lease from a private landlord

Ref: 95139

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SP Sidney
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LOCATION

The Plough & Attic Rooms is situated in the affluent village and civil parish of Rusper, in the Horsham District of West Sussex. The village lies approximately 4 miles north of the town of Horsham and 4 mile west of Crawley. The village boasts a range of local services including a village shop and Post Office, a park, sports facilities and a church which sits opposite the subject property.

Rusper lies a short drive north of the A264 trunk road which provides fast dual carriageway access between Horsham and Crawley as well as the M23 motorway which connects the South Coast to London via the M25. Also a short drive from the village is the A24 which connects the area to south west London at Leatherhead. Mainline railway services are available from nearby Ifield with Southern and Thameslink services to Clapham Junction, Gatwick Airport and numerous regional hubs. Rusper lies approximately 5 miles from Gatwick Airport, one of the country's busiest air hubs. Due to the strong communications and proximity to Gatwick, Rusper and the surrounding towns and villages are a popular residence for those working in the Greater London area.

The Plough & Attic Rooms occupies a Grade II listed 17th Century timber-framed building situated in the heart of the village. The property is presented with stucco elevations with weatherboarding above, under a Horsham slab roof. The property retains much of its original charms and features, which should be seen to be appreciated.

TRADE AREAS

- BAR: A traditional and quaint bar area is presented with flagstone flooring, exposed beams and wood built bar servery. Notable inglenook fireplace. Seating for 15-18.
- DINING AREA: Incorporating exposed brickwork and laminate flooring. Seating for 22 and benefits from a coffee station.
- GENTLEMEN'S TOILETS
- LADIES TOILETS
- FIRST FLOOR RESTAURANT: Oozing character and charm, displaying vaulted ceilings, exposed

brickwork and exposed timbers. This area is divided into three trade spaces, as follows: The Nunnery - A private dining area with seating for 8; The Attic Room - A dining area with seating for 18, housing an open brick fireplace; and The Priory - Further private dining area with seating for 10.

- TRADE KITCHEN: Equipped with non-slip flooring, UPVC clad walling, under-counter fridges, salad bar, commercial microwaves, upright stainless steel freezer, double deep fat fryer, salamander, six burner range cooker, solid top range cooker, hot pass and extractor. Offset from the kitchen in a wash-up area housing a glass washer, ice machine and commercial dishwasher.

- GROUND FLOOR CELLAR.

OWNERS ACCOMMODATION

At first floor level, comprising:

- LOUNGE AREA
- KITCHEN
- SHOWER & WC ROOM
- DOUBLE BEDROOM
- ROOF TERRACE

EXTERNAL

- FRONT TRADE PATIO: Overlooking the church, housing four picnic benches.

- TRADE GARDEN & PATIO: With outside bar area and original well. Seating for 60-80. Ample space for a marquee in order to hold events.

- BIN STORE

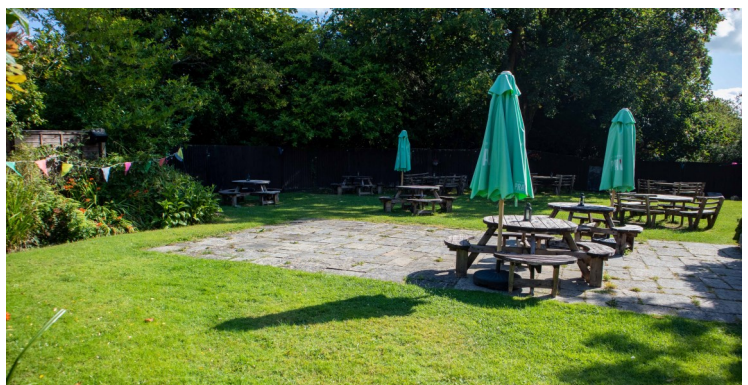
- YARD: With shed storage and walk-in chiller.

THE BUSINESS

The Plough & Attic Rooms is a traditional country village pub, which draws in custom not only from the village and surrounding conurbations but destination diners also.

Trade profit and loss accounts for the year ending June 2024 show a net turnover of £392,201. Further accounting detail will be made available following a formal viewing.

We are of the opinion that the Plough & Attic Rooms would suit a hands-on owner operator or managed style alike. Under the guidance of a chef patron using fresh local produce, we are of the opinion that turnover could be increased further, as well as staff expenditure lowered in order to increase profit margins.



TENURE & PRICE

LEASEHOLD £30,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Plough & Attic Rooms is held on a fully repairing and insuring lease agreement from a private landlord, for a term of 20 years commencing 21 March 2021. This assignable lease falls within the security provisions of Part II Landlord & Tenant Act 1954. Rent currently stands at £55,000 per annum, subject to 5 yearly rent reviews. 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:

Sunday to Thursday 10:00-00:00

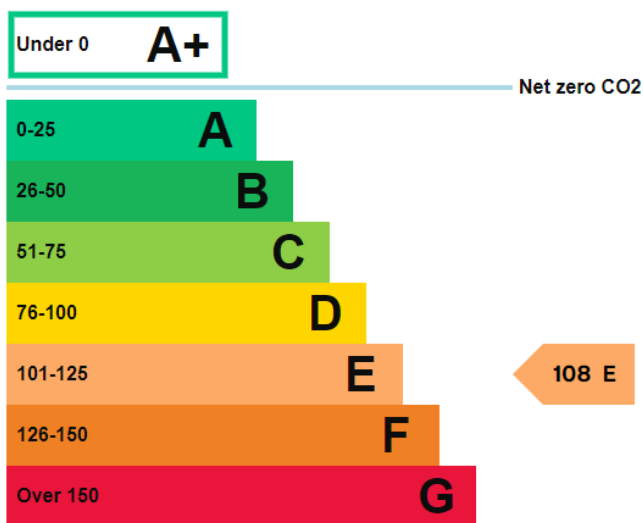
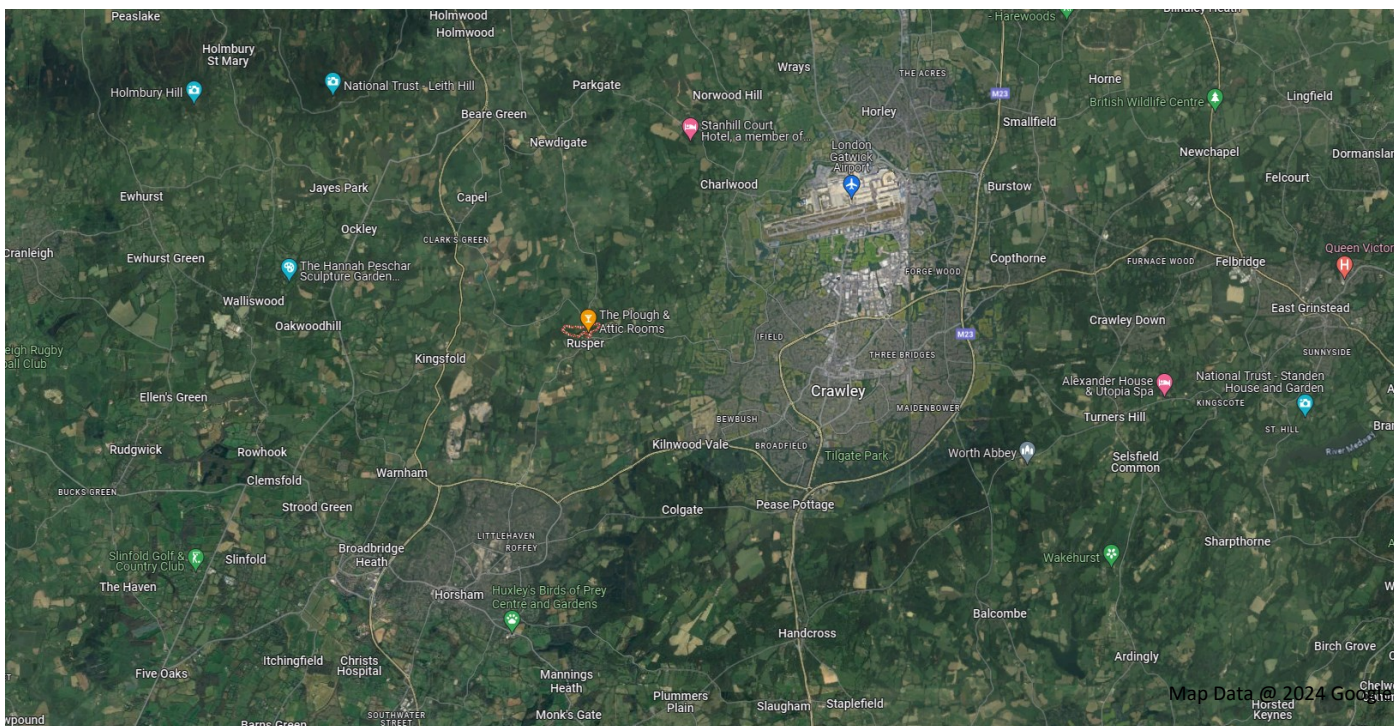
Friday to Saturday 10:00-01:00

SERVICES

Mains water, drainage and electricity. Fuel via LPG.

Rateable Value: £11,500

Local Authority: Horsham District Council



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EPC Reference: 9558-3019-0346-0200-1395

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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