



Stonemasons Inn

North Street, Petworth, West Sussex, GU28 9NL

Leasehold £75,000

- Located on the outskirts of desirable Petworth
- Character Grade II listed inn
- Bar and restaurant (58)
- Five letting bedrooms
- Beer garden and patio (60)
- Great opportunity for a hands-on operator

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LOCATION

The Stonemasons Inn is situated on the outskirts of the desirable West Sussex town of Petworth. The town lies in a picturesque area of rolling countryside, within the South Downs National Park. This town is very historic, being the location of the 17th Century stately home Petworth House, the grounds of which (known as Petworth Park) were the work of Capability Brown. The house and its grounds are now owned and maintained by the National Trust and drawn tourism to the area, with the entrance to the car park located opposite the Stonemasons Inn.

The town is accessed via the A272 running between Haywards Heath and Petersfield, cutting through the heart of the National Park.

The Stonemasons Inn occupies a notable roadside public house, understood to have originally been constructed as a number of cottages before being converted into an inn. Built in the 17th Century, this Grade II listed property is of timber-frame construction under a pitched tile roof.

TRADE AREAS

Entrance from front of property into MAIN BAR. The bar is traditional in its presentation boasting stripped wood flooring, exposed timbers and a notable inglenook fireplace with log burner. It is serviced by a large bar servery, as well as a TV, AWP and dart board. Seating for 20. GENTLEMEN'S and DISABLED TOILETS offset.

Leading through the property is access to the RESTAURANT with is presented in an in keeping manner with it own inglenook fireplace with log burner. The restaurant provides seating for 22. LADIES TOILETS offset.

Furthermore there is a SECOND RESTAURANT providing 16 additional covers, again with its own inglenook fireplace. STORE ROOM offset.

The TRADE KITCHEN is equipped with a range of commercial facilities including a Rational over, six burner range cooker, extractor, three commercial microwaves and under counter fridges. In addition there is a separate WASH-UP AREA with pass-through dishwasher and additional DRY STORE.

The property is serviced by a BASEMENT CELLAR.

OWNERS ACCOMMODATION

At first floor level there is accommodation comprising:

- LIVING ROOM/DOUBLE BEDROOM
- DOUBLE BEDROOM

- SHOWER AND WC ROOM

LETTING ACCOMMODATION

Located at first floor level, with separate access to the rear of the property, comprising:

- DOUBLE BEDROOM with en suite bathroom
- DOUBLE BEDROOM with en suite shower
- TRIPLE BEDROOM with en suite bathroom and vaulted ceilings

There is a further DOUBLE BEDROOM with en suite bathroom located at ground floor level, access from the front of the property.

EXTERNAL

- ENCLOSED BEER GARDEN AND PATIO with seating for 60.
- FRONT PATIO (12)
- CAR PARK (25)
- TRADE YARD

THE BUSINESS

The Stonemasons Inn operates as a traditional country pub, offering a range of classic British meals and beers. A traditional roast forms the centre-piece of the menu on Sunday with locally produced succulent pork, South Downs lamb and tender beef sirloin. A breakfast offering is also provided. The letting accommodation is predominantly utilised by visitors and tourists enjoying the local countryside and attractions.

It is our understanding that the business generates a gross turnover of circa £7,000 per week. Further accounting detail can be made available following a formal viewing.

The Stonemasons is currently run under management, but would greatly benefit from a hands-on owner who could further drive and develop the huge potential that the premises provides.



TENURE & PRICE

LEASEHOLD £75,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Stonemasons Arms is held on a full repairing and insuring lease agreement for a term of 20 years commencing June 2013 from Stonegate Pub Partners. Annual rent currently stands at £41,918 per annum, subject to five yearly rent reviews. The lease is partially tied, tied of draught beers, ales, ciders and bottled beer, however free-of-tie on wines, spirits and minerals.

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

Viewing strictly by appointment only.

LICENCE

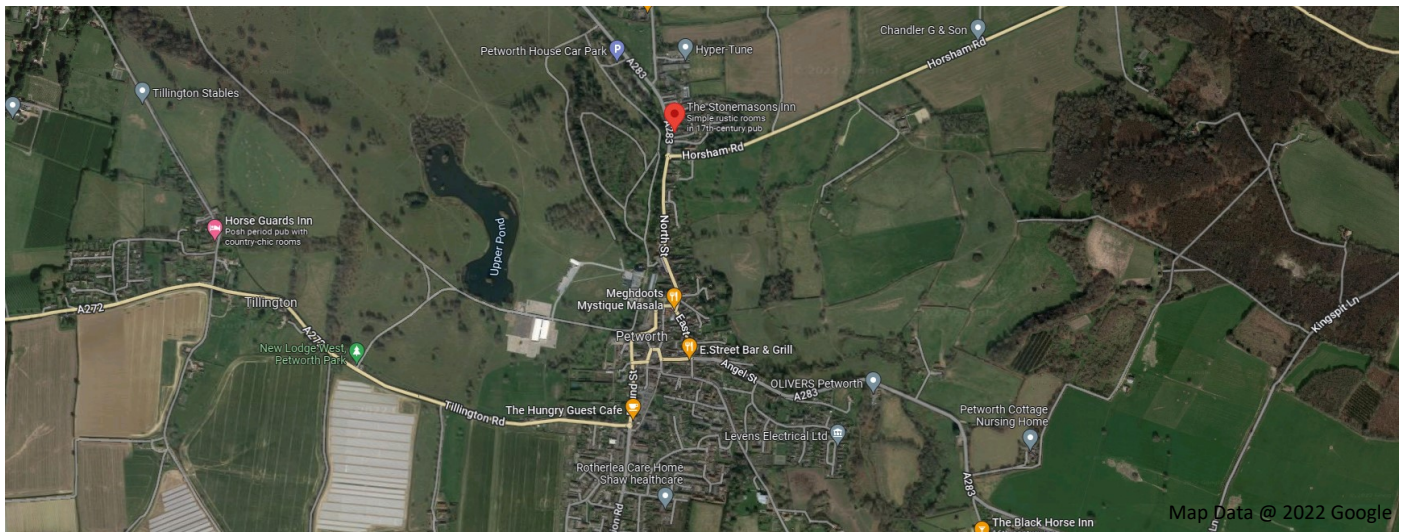
A full Premises Licence is held.

SERVICES

All services are connected.

Rateable Value: £13,900

Local Authority: Chichester District Council



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