



Labouring Man

Old London Road, Coldwaltham, Pulborough, West Sussex, RH20 1LF

Leasehold £95,000

- South Downs village close to Goodwood Race Circuit
- Immaculately refurbished public house
- Bar and dining areas for 54
- Front and rear trade terraces (45-60)
- Five well-presented hotel rooms
- Highly profitable enterprise

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LOCATION

The Labouring Man is positioned centrally within the West Sussex village of Coldwaltham, approximately 2.4 miles south west of Pulborough. The village lies in the rolling hills of the South Downs National Park, a stunning and expansive area of countryside. Neighbouring Pulborough houses all essential amenities. Local attractions include Goodwood Race Circuit, RSPB Pulborough Brooks and the Medieval castle town of Arundel.

The Labouring Man is a superbly renovated public house which has been extensively invested in recent years, presented immaculately throughout. The property comprises in brief:

TRADE AREAS

The Labouring Man benefits from a warm and welcoming BAR AREA presented with stripped wood flooring, part panelled walls and local memorabilia. The bar and darts area offset provide seating for 20.

Leading through the bar is access to a characterful DINING AREA with open fireplace. The dining area provides seating for 36.

Offset are LADIES and GENTLEMEN'S TOILETS.

To the rear of the property there is a fully fitted COMMERCIAL TRADE KITCHEN, equipped with an extensive range of commercial units including extractor, six burner range cooker and convection oven. Offset is a PANTRY AREA with walk-in chiller.

The property is serviced by a BASEMENT CELLAR.

OWNERS ACCOMMODATION

Located at first floor level there is private owners accommodation comprising of: LIVING ROOM, OFFICE/SINGLE BEDROOM, modern fitted KITCHEN, BATHROOM and TWO DOUBLE BEDROOMS.

LETTING ACCOMMODATION

Located at ground floor and first floor level there are five well presented hotel rooms comprising:

- 2 x DOUBLE BEDROOM with EN SUITE SHOWERS
- DOUBLE BEDROOM with EN SUITE SHOWER (linked to twin bedroom)
- TWIN BEDROOM with EN SUITE SHOWER
- TRIPLE/FAMILY ROOM with EN SUITE BATHROOM

EXTERNAL

To the front of the property there is a unique covered TRADE TERRACE which provides seating for 24. Furthermore to the rear and side of the property there is a further SUN TERRACE with pergolas providing seating for 30 to 40.

To the rear of the property there is a gravelled CAR PARK with space for 15/20 vehicles.

THE BUSINESS

The Labouring Man operates a country inn offering stylish rooms and a relaxed atmosphere with great food and drink served seven days per week with its warm welcome, home cooked food, real ales and fine wines.

The business is well utilised by the locals as well as those travelling from the surrounding towns and villages. The business is well utilised by walkers, cyclists and motor enthusiasts attending events at Goodwood Race Circuit.

The current owners have created a sterling business and reputation which are reflected in the healthy trade accounts. Trade accounts for the year ending January 2023 show a net turnover of £498,503 generating net profit of £56,211. Further accounting details can be made available to serious parties following a formal viewing.

The Labouring Man is an ideal purchase for an enthusiastic couple who would thrive on the opportunity to take on a well established business with plenty more room for growth. Turnover could be further increased with an increase in the number of events held at the business or the property, and the already healthy profit margin could be expanded with a new owner taking a hands on approach to cooking.



TENURE & PRICE

LEASEHOLD £95,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Property is held on a part repairing and insuring lease agreement from Stonegate Pub Partners for a term of five years commencing November 2022. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £32,000 per annum. The lease is fully tied on wet products however the current owner pays a tie release fee of circa £3,000 per annum to be 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

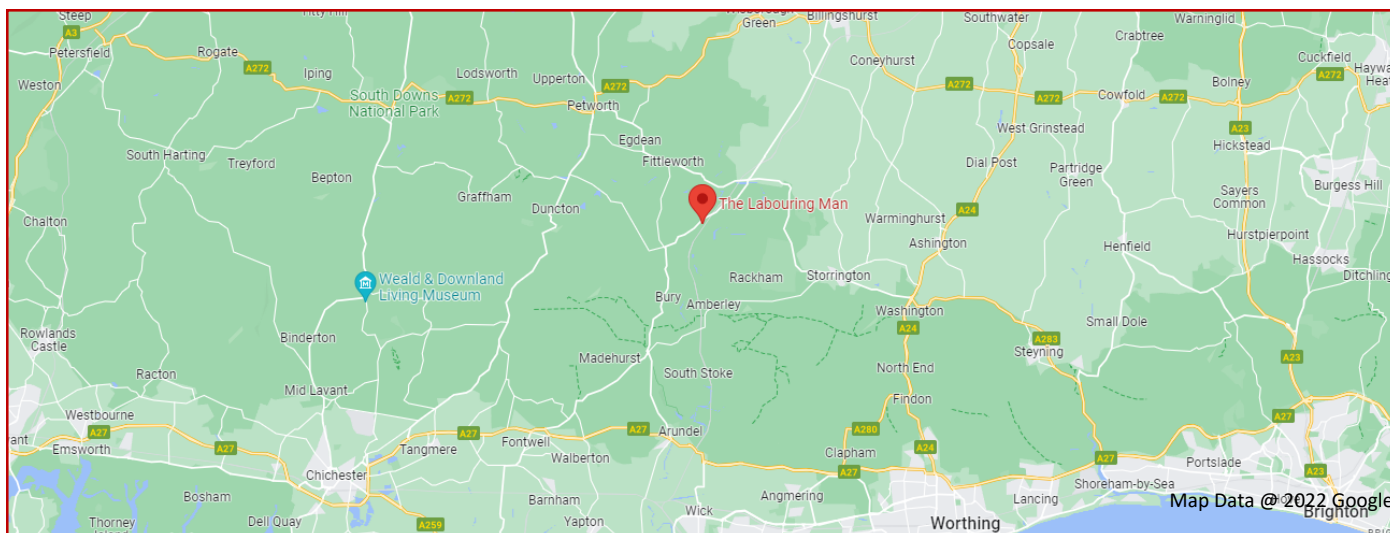
A full Premises Licence is held.

Local Authority: Horsham District Council

SERVICES

Mains water, drainage and electricity. Heating via oil.
Kitchen fuelled by bottled gas.

Rateable Value from April 2023 is £14,000.



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EPC Reference:

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