



FOR SALE

Chequers Hotel
Old Rectory Lane, Pulborough, West Sussex RH20 1AD



Key Features

- Located on edge of South Downs National Park
- Hotel with 9 High quality lettings rooms
- Bar & Restaurant with additional conservatory and garden seating
- 2 bedroom owner's accommodation with own lounge area
- Private Car Park
- Ideal lifestyle business opportunity
- Could be suitable for residential conversion (subject to necessary permissions)
- Asking price of £999,950 for the freehold interest



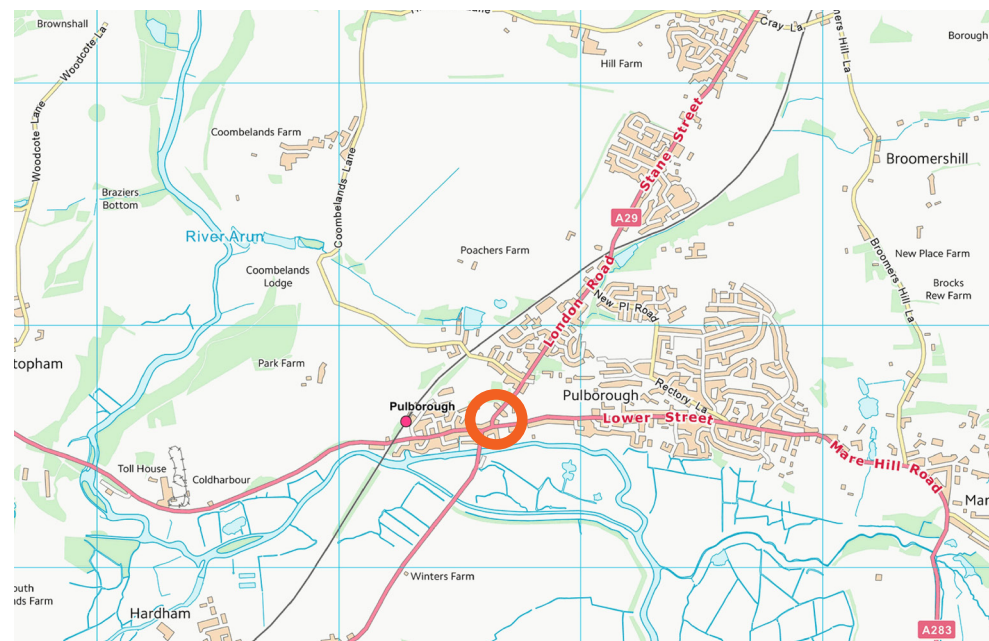


Location & Accommodation

The property is located in the village of Pulborough close to the junction of the A29 and A283. The village is located to the north of the South Downs National Park and enjoys views of the Pulborough Brooks and South Downs.

The property benefits from the following:

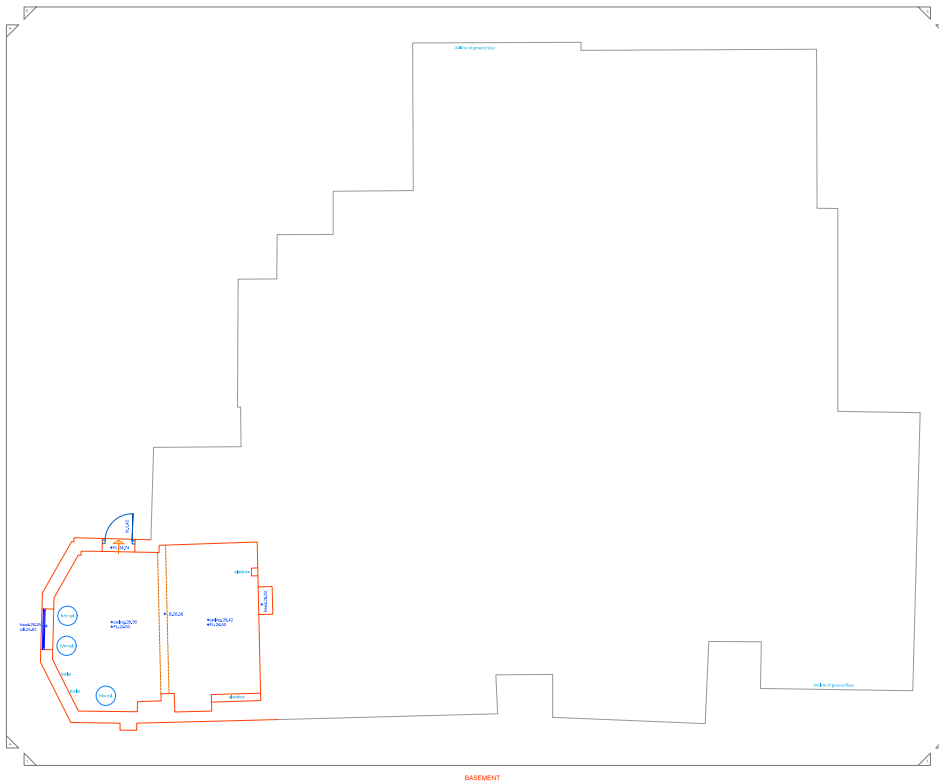
- 9 Letting Rooms
- Main dining room with additional seating in both an open plan conservatory area and garden.
- Bar
- Commercial Kitchen
- Residents Lounge
- Garden and private car park
- Cellar
- Separate Gents and Ladies WCs
- Office
- 2 bedrooms' owner's accommodation, that could be incorporated back in the hotel if required.
- Grade II listed





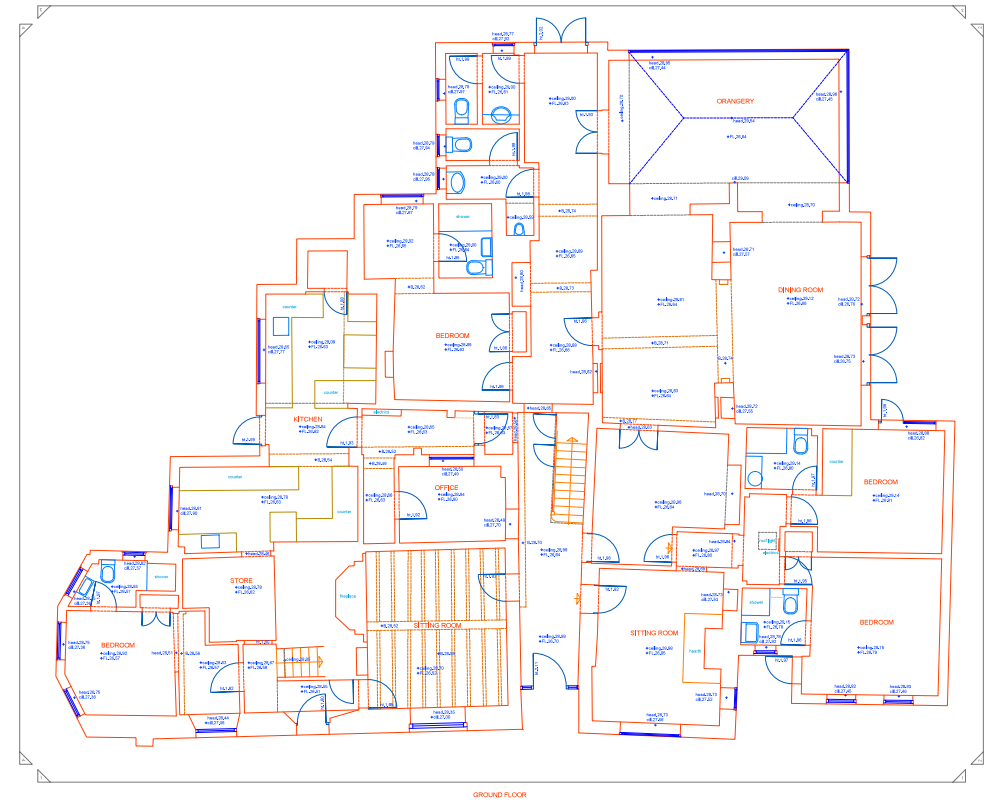
LOWER GROUND FLOOR PLAN

For identification purposes only



GROUND FLOOR PLAN

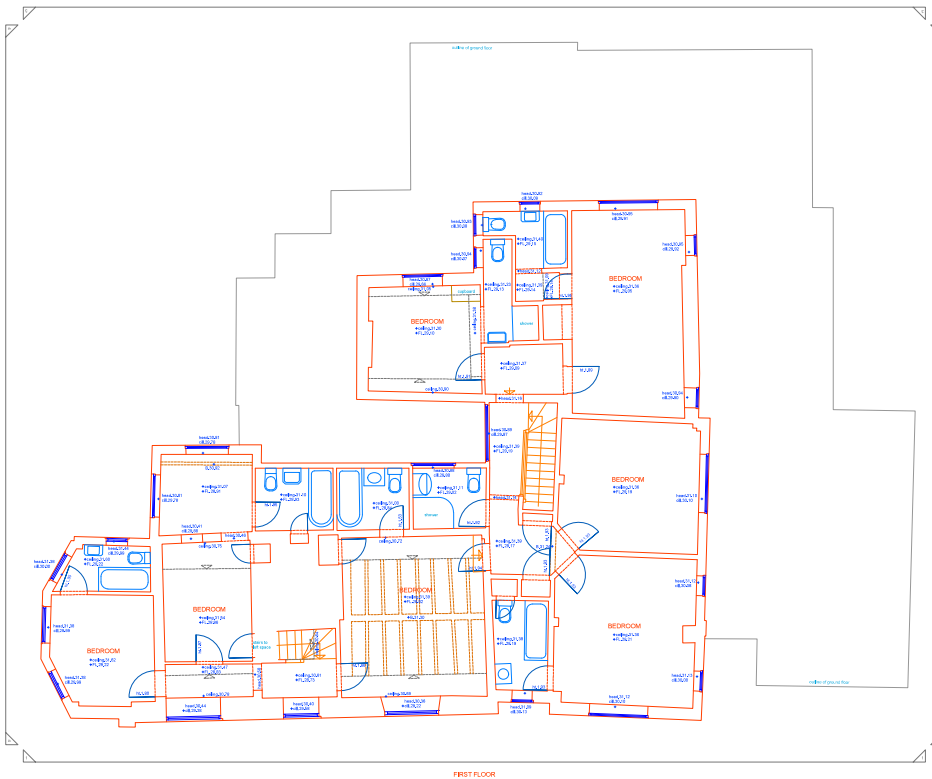
For identification purposes only





FIRST FLOOR PLAN

For identification purposes only





Rateable Value

Rateable Value 2017: £28,750.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

We understand the property to have an EPC rating of E (117).

Planning

We understand that the premises benefit from C1 use within the Use Classes Order 1987 (as amended) and benefits from a Premises License.





Chequers Hotel
Old Rectory Lane, Pulborough, West Sussex RH20 1AD

Tenure

Freehold.

Terms

For sale with vacant possession with offers invited in the region of £999,950.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
01273 727070

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

March 2021

