

- Licensed Freehouse
- Restaurant
- Owners Accommodation
- Residential Development
- Alternative Use
- Subject to Planning

Detached Village Freehouse

For Sale

The Maypole Inn, 76 Maypole Road, Ashurst Wood, West Sussex

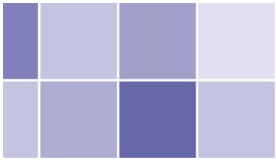
Location and description

Located in a predominantly residential neighbourhood of the village of Ashurstwood, south of Forest Row and East Grinstead with access from the main A22 linking north to the M25 London Orbital and south to Eastbourne and the South Coast.

The freehouse is of two / three storey stone and brick construction part rendered and stuccoed with decorative timberwork to upper elevations under tiled multi pitched roof, with later single storey extensions part under tile part under flat roof. There is an extensive lower ground / basement.

The premises comprise main bar approximately 60 sq m (645 sq ft) with carpet floor banquette and settles occasional tables feature wood burner plasma screen, darts throw area, Mahogany topped panelled front bar servery, with 3 beer pumps, 4 T bar, 2 larger pumps, range of optics, glass shelving, glass display bottle chiller, glass washer, bar stools. Snug bar. Restaurant (20 cover). Catering kitchen. Basement cellage. 4 bedroom owners accommodation with living room fitted kitchen, office. Trade garden with picnic tables (24 cover). Parking.

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Accommodation

The property comprises the following accommodation with approximate areas:

Description	Area	Area
Trade Areas	79.6 sq m	857 sq ft
Service Areas	25.6 sq m	276 sq ft
Basement	90.7 sq m	976 sq ft
First Floor	75.0 sq m	807 sq ft
Second Floor	25.2 sq m	271 sq ft
Total	246.4 sq m	2652 sq ft
Trade Garden	24 cover	
Vehicle parking	6 spaces	

Rating Assessment

The premises are described in the rating list as "Public House and Premises" with a rateable value of £4,500 effective from 1 April 2005.

The residential accommodation is in Council Tax band B

Planning Permission

All enquiries should be directed to Mid Sussex District Council (telephone 01444 446495).

Terms

Price: Offers are invited in the region of £420,000 for the freehold interest to include trade fixtures, fittings and equipments (subject to inventory), plus stock at valuation

Legal Costs

Each party is to bear its own costs in the matter.

Operational Entity

Information provided prior to closure indicates a turnover circa £140,000 pa with a Gross profit circa 45% and a wet :dry split of approximately 80:20. Based upon this split there would be considered an opportunity to increase the restaurant trade. The business was previously managed by the owners as a couple with additional part time staff. The previous trading hours were from 12.00 to 24.00 hours Monday to Sunday. The premises traded with a full on and off licence.

Inspection

By prior arrangement with Caxtons.

Contact

Caxtons Chartered Surveyors
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