



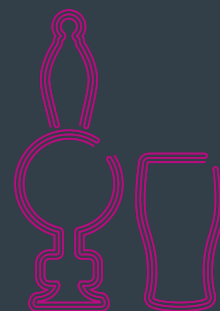
## George & Dragon

Ref: 8856012

Dragons Lane, Shipley, Horsham, RH13 8GE

Leasehold: £100,000, Annual Rent: £50,000

- Delightful rural public house with rooms
- Large new extension (total 124 indoor covers)
- Fully refurbished including new trade kitchen
- Large rear gardens, front garden, 100+ covers
- Customer car park. New free of tie lease
- Energy Rating TBC



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## Description

A quintessential period grade II listed pub, understood to date back in parts to the 17th century, with a great deal of character which includes exposed beams and a particularly splendid open inglenook fireplace.

The property has gone through a recent program of refurbishment and has a stunning large new extension, in the style of a barn, with vaulted and beamed ceiling and rusting styled corrugated roof. This extension includes a chef's dream kitchen with brand new catering quality stainless steel units, as well as under floor heating and polished concrete floors in the trade and kitchen areas. The pub will be furnished with new indoor and outdoor furniture throughout.

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## Location

The George & Dragon is set in a delightful rural location with views over surrounding farmland, yet a short distance off the A272 and the A24, the A24 running between Worthing on the coast, 16 miles away, and north towards London.

There is great access to the towns of Horsham (8 miles), Haywards Heath (13 miles), Crawley (17 miles), Brighton (21 miles) and Lewes (26 miles).



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## Ground Floor

Main bar area (52 covers) with bar server, exposed beams and splendid open inglenook fireplace, two snug areas, newly installed customer toilets comprising of one wheelchair accessible cubicle with hand washing and four unisex cubicles with shared hand washing area.

Access via a glazed walkway into the new extension housing new trade kitchen and new feature restaurant with vaulted ceiling, full length glazed bifold doors opening out onto the trade patio and seated level picture windows to the other side overlooking neighbours fields. Under floor heating and polished concrete floors. The restaurant itself has room for 72 covers or more, adding to the 52 covers in the original pub building.

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## Fixtures & Fittings

The newly fitted trade kitchen is included in the asking price.

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## Business Rates

The rateable value for this business is £25,300. This is not what you will pay, but is used to calculate what is payable.

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## Letting Accommodation

Detached converted outbuilding having two double ensuite bedrooms, one at ground floor level and one at first floor level, accessed by an outside wooden staircase. These bedrooms are used for B&B accommodation.

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## External Details

There is a customer car park for 36 cars on site and a neighbouring field can be made available for additional parking for events.

Trade gardens (a large rear garden with patio and lawned areas, and a smaller front garden) provide space for seating 100+.

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## Owner's Accommodation

At first floor level above the original part of the building there are two bedrooms with bathroom and kitchen for owner's or staff accommodation, which could readily be converted to letting accommodation as it has its own independent access from the outside.



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### **The Opportunity**

Having been owned by the current private landlords for some years and having been leased for a number of years, the last tenants have now left and this has given the opportunity for the landlords to refurbish the property and to build a stunning extension which totally transforms what the business will be able to trade at.

Turnover before the extension was built was circa £500k.

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### **Tenure**

A new free of tie lease is available for a period to be agreed, with a base rent of £50,000 per annum and a turnover uplift, to allow the business to grow without the burden of a higher starting rent.

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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