

**FOR SALE / TO LET** FREEHOLD OR LEASEHOLD OFFERS INVITED

---

# THE LICKFOLD INN

Highstead Lane, Lickfold, Nr Petworth, West Sussex, GU28 9EY



## Key Highlights

- Character GII Listed village public house
- Ground floor bar (35) and first floor restaurant (80)
- Attractive landscaped garden areas with terrace seating to the rear
- 6 x staff bedrooms in detached barn conversion
- Fitted to a good standard with high specification kitchen
- Located in heart of picturesque South Downs National Park within reach of Petworth and Midhurst

---

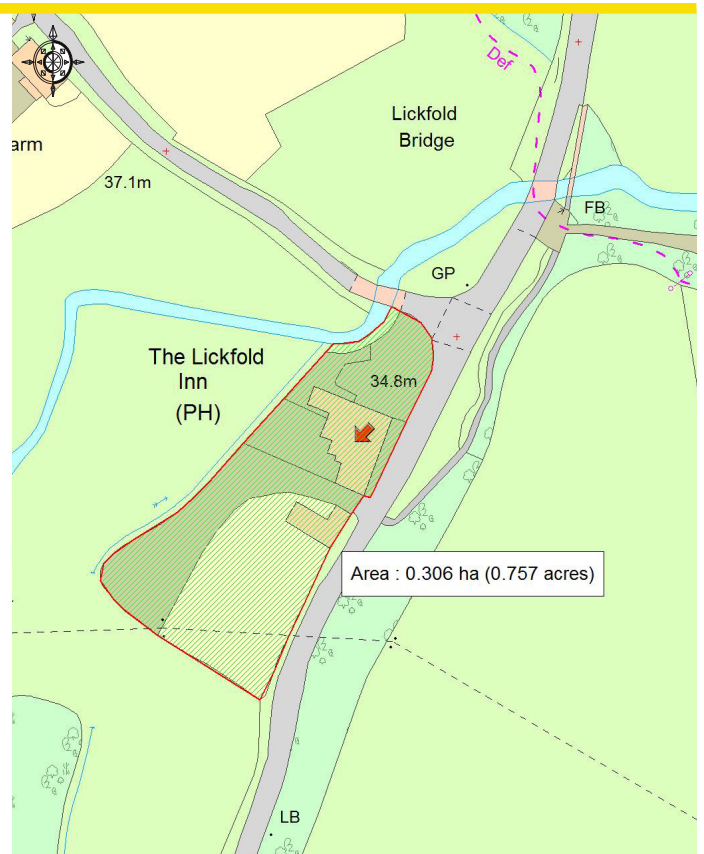
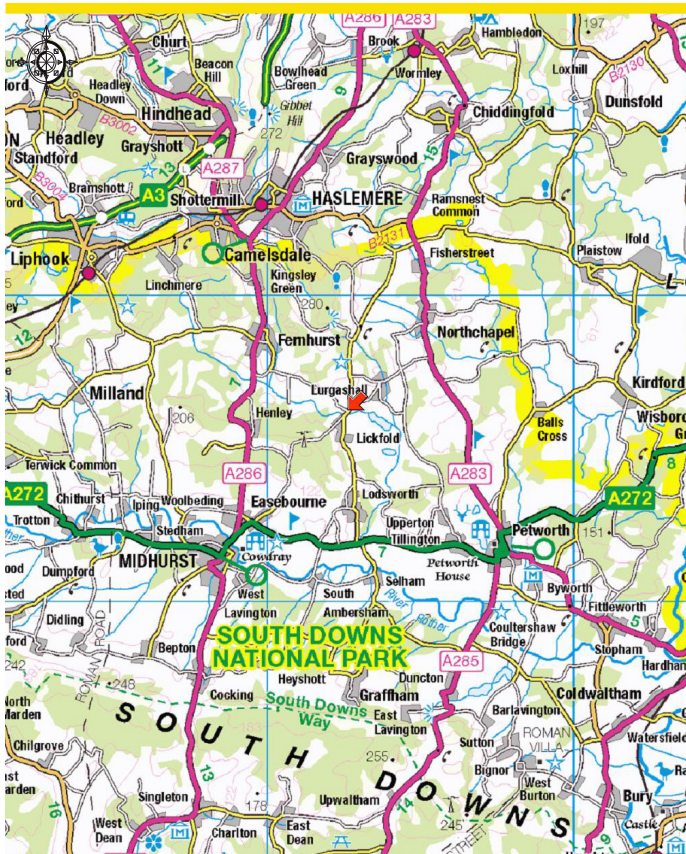
SAVILLS SOUTHAMPTON  
2 Charlotte Place  
Southampton SO14 0TB

**+44 (0)23 8071 3900**

[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' in 'savills' being a larger, stylized 's'. The logo is set against a solid yellow rectangular background.





## Location

The Lickfold Inn is located in the West Sussex village of Lickfold in the picturesque South Downs National Park. The property is located 4.5 miles (7 km) north east of Midhurst, 6.3 miles (8 km) north west of Petworth and south of Haslemere and 20 miles (33 km) south of Guildford. The immediate area comprises of local village housing with mainly rural land surrounding. The area is administered by Chichester District Council.

## Property

A detached Grade II listed public house dating back to the 16th Century which has been extensively restored over time. The property is two storeys with a timber framed construction with red brick infilling and mostly herring-bone pattern and casement windows. Single storey extensions to the rear are tiled and flat. Located to the side of the car park is a detached accommodation outbuilding. The plot of land extends to around 0,306 ha (0.757 acre) and includes gravel car parks and external customer areas.

## Internal Description

The Lickfold Inn has benefitted from an extensive refurbishment that was carried out in late 2014. Period features including an Inglenook fire and low beamed ceilings are complimented by a high quality trade kitchen with intelligent glass window system allowing customers to see inside. The property is configured as follows:

### Ground Floor

Customer areas on the ground floor include a public bar around a prominent servery and dining area for around 35 customers. Ancillary areas include an extensive trade kitchen with preparation, storage and walk-in-fridge areas and cold room. Customer WCs are provided.

### First Floor

The main restaurant area provides around 80 seated covers with ancillary space including customer WC.

### Second Floor

Comprises offices, store rooms and private staff area.

## Staff Accommodation

A single storey detached converted outbuilding provides 4 x bedrooms, kitchen, dining room and bathroom.

We understand the property extends to the following Gross Internal Areas:

PUBLIC HOUSE	SQ M	SQ FT
Ground Floor	231	2,494
First Floor	112	1,205
Second Floor	63	677
<b>TOTAL</b>	<b>406</b>	<b>4,376</b>

STAFF ACCOMMODATION		
Ground Floor	82	883

## External Description

Located to the rear of the property is a terraced area with further seating around benches and tables. Additional seating is located in the landscaped beer garden which runs up the hill and provides views of the immediate countryside.

Two gravel car parks provide space for around 40 vehicles with further parking available on the surrounding roads.

## The Business

The Lickfold Inn has over 400 years of history and in 2014 befitted from a substantial investment which included delivering a modern trade kitchen and improvements to customer areas. Under the current ownership the Lickfold Inn is a traditional gastro-pub with a strong focus on provenance and quality.

Limited trade information is available for seriously interested parties.

## Licences

There is a premises licence that permits the sale of alcohol Monday to Saturday from 10:00 to 00:00 and Sunday 12:00 to 00:00.





## Fixtures & Fittings

We understand that fixtures and fittings that are owned outright will be included as part of the sale price. Stock will be purchased in addition at valuation on completion.

## Services

Mains water and electricity is provided (with recent investment in upgraded 3-phase infrastructure). Gas is LPG and sewerage is managed by septic tank.

## Tenure

Freehold. Offers in the region of £1,500,000 are sought. Leasehold. Rental offers are invited for the benefit of a new free of tie lease with terms to be agreed. VAT and Stamp Duty Land Tax may apply.

## Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £48,700.

## Planning & Conservation

We understand the property benefits from Sui Generis (public house) use. The property is Grade II listed but is not located in a Conservation Area.

## Energy Performance Certificate

The property has an EPC rating of D-89.



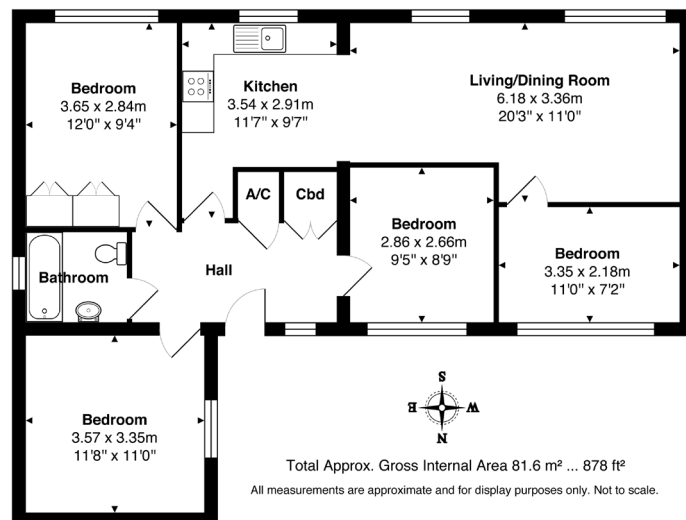
## Viewing

For a formal viewing, strictly by appointment with Savills. Staff are not aware of the sale therefore please be discreet especially if visiting as a customer in the first instance.

## Public House Floor Plans (Not to scale)



## Outbuilding Floor Plans (Not to scale)



## Contact

**Chris Bickle**

+44 (0) 23 8071 3943

cbickle@savills.com

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | August 2021

**savills**