

# THE CHERRY TREE INN

Dale Hill, Ticehurst, Wadhurst, TN5 7DG



## Key Highlights

- Detached public house with three letting bedrooms
- Ground floor bar and dining room areas
- Extensive trade garden
- Site area of 0.48 acres (0.19 hectares)
- Approximate Gross Internal area of 4,209 sq ft (391 sqm)
- Offers are invited on a freehold or leasehold basis

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## Location

The Cherry Tree Inn occupies a prominent roadside position on the B2087 road in Ticehurst.

Ticehurst is a village and large civil parish in the Rother district of East Sussex, and lies in the upper reaches of the River Rother flowing to the south east.

The parish also includes Flimwell and Stonegate with the linear settlements of Berner's Hill lying approximately 9.9 miles (16km) south-east of Tunbridge Wells.

The immediate vicinity comprises of a small number of residential dwellings and mainly woodland and open fields.

## Description

The property comprises a detached two storey public house with brick painted elevations under a pitched tiled roof.

Upon entering the property at ground floor level is a prominent central bar servery with customer seating at either side (40 covers) and 5 bar stools. Beyond is a darts room and additional seating for approximately 10 patrons and a letting bedroom with ensuite bathroom.

A trade kitchen and wash up area, laundry room and cellar are located to the rear of the bar servery, with customer WC's also provided.

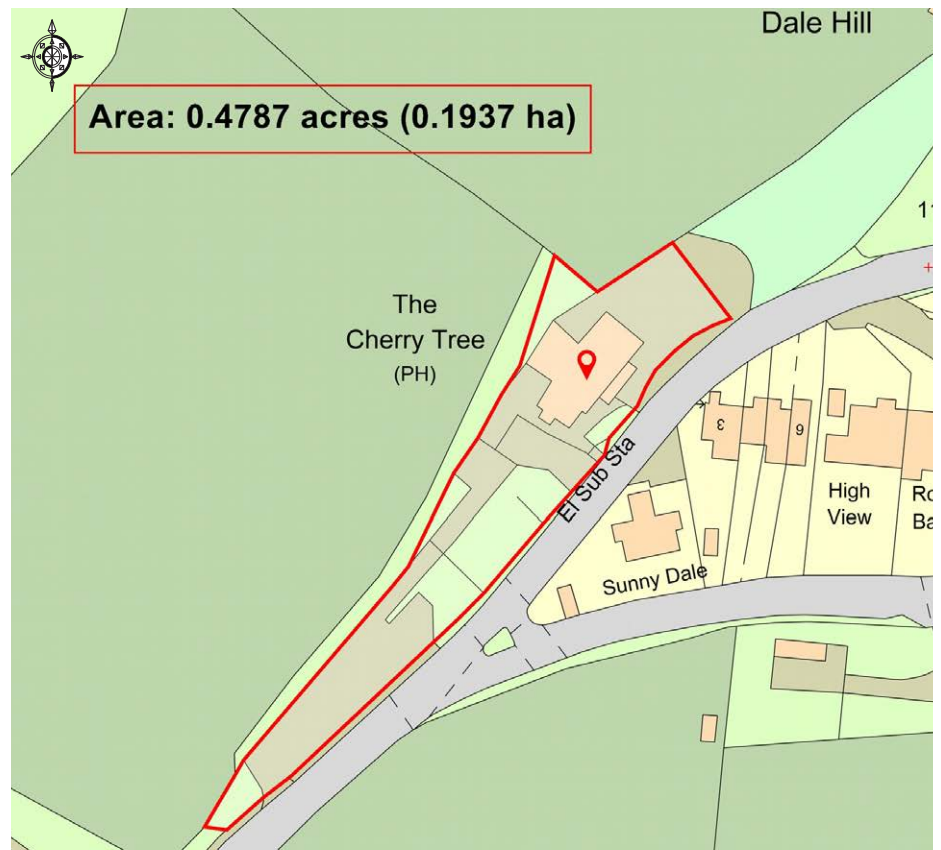
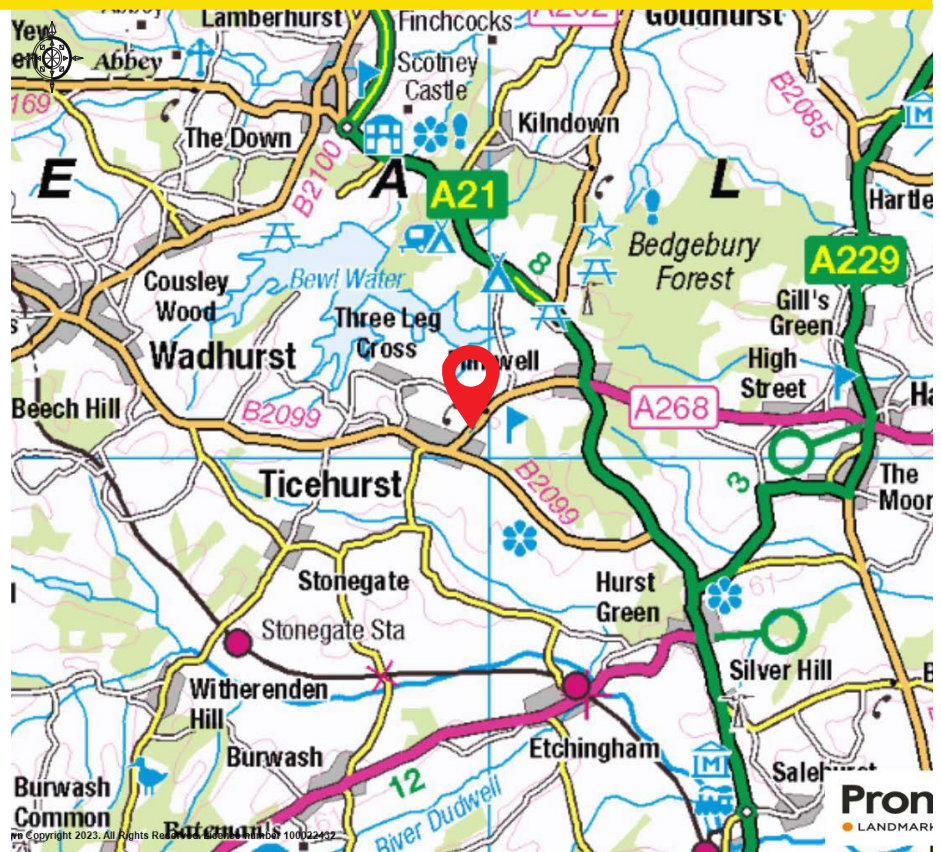
First floor level comprises of 3 bedroom managers accommodation, bathroom, kitchen / dining room and 2 double letting bedrooms with ensuite bathrooms.

## Tenure

Freehold with vacant possession on completion.

## Fixtures and Fittings

All trade related fixtures and fittings will be included within the sale. No inventory will be provided.



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## Planning

The property is Grade II Listed, however is not located within a conservation area. The local authority is Rother District Council.

We understand the property benefits from Sui Generis use class.

## Licensing

The property has been granted a Premises License in accordance with the Licensing Act 2003. We understand the property trades under traditional hours.

## Rating

The property is entered in the 2017 and 2023 Rating List with a Rateable Value of £23,300 and £18,250 respectively. The new list will come into effect from

1 April 2023. In England & Wales, the Small Business Multiplier is £0.499.

## Energy Performance Certificate

The property has an EPC rating of B-43. A copy of the certificate will be available upon request.

## Price

Freehold - offers are invited for the freehold interest with vacant possession on completion.

Leasehold - offers are invited for the benefit of a new lease with terms to be agreed.

We understand VAT is applicable.

## Viewing

Viewings can be arranged by appointment with Savills.

## Contact

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