



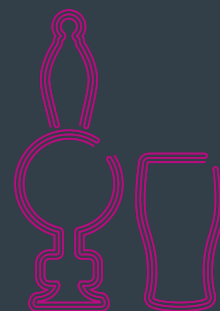
The White Swan

Ref. 3858243

Station Road Bosham, Chichester, PO18 8NG

Freehold: £430,000 plus VAT

Affluent coastal location, Grade II Listed
Investment producing £30,000 (ex VAT)
Bar & Restarant (c.60), GIA 313 Sqm
Three bedroom tenants accommodation
External seating (c.30), parking for 4 cars
Energy Rating: C



Description

A detached Grade II Listed, two storey, brick built property with painted elevations and various pitch tiled roofs dating back to the 18th Century when it featured as a Coaching Inn. In the modern day it is known for being a real community hub with strong local trade, briefly comprising an open plan bar area, restaurant and three bedroom tenants accommodation. Externally there is a gravel surfaced parking to rear, trade garden and front trade patio.

The property was purchased by the owners in 2011 during which time they have operated the pub and invested significantly in the fabric of the building replacing the roof in its entirety in 2016. More recently they have let the property and are now seeking a buyer for the investment with the current tenant in situ.

The tenant is a well known local operator and former manager of the pub, who has been trading the business successfully since February 2020. The business is known for its award winning ales and locally sourced food.

[White Swan Website](#)

Gross internal floor area (GIA) - 313 Sqm



Location

The White Swan occupies a highly prominent corner plot on the A259 coast road between Chichester (three miles) and Emsworth (five miles) within the historic West Sussex village of Bosham.

In close proximity to Goodwood and Fontwell racecourse with easy access to the towns of Petworth and Midhurst. Located in an 'Area of Outstanding Natural Beauty', this whole area is popular for tourists and locals alike.

Ground Floor

- Bar Area (c.25)
- Darts Area (c.10)
- Restaurant (c.25)
- Commercial kitchen and pot wash
- Ladies & gentleman's WC's
- Ground floor cellar

External Details

- Rear parking for four cars
- Trade garden (c.20)
- Front trade patio (c.10)

Other Floors

The tenants accommodation is arranged over the first floor and accessed via an internal staircase. The existing tenant has completed some works to the first floor and uses three bedrooms, lounge, bathroom and kitchen. There are two further rooms which remain untouched and could be developed into further bedrooms by installing an external staircase to the rear of the property.

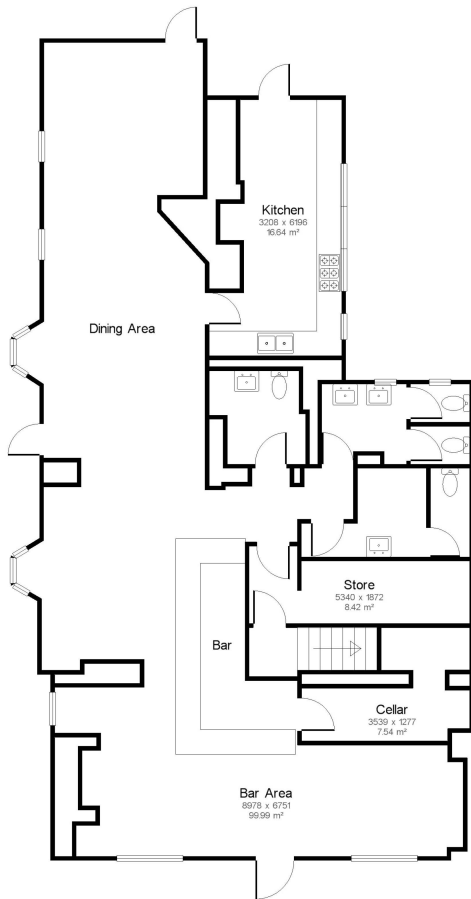
Planning Permissions

The owners wish to sell the pub for continued use and therefore, the contract will contain an "Overage Agreement" for a term of 20 years should planning for change of use be granted.



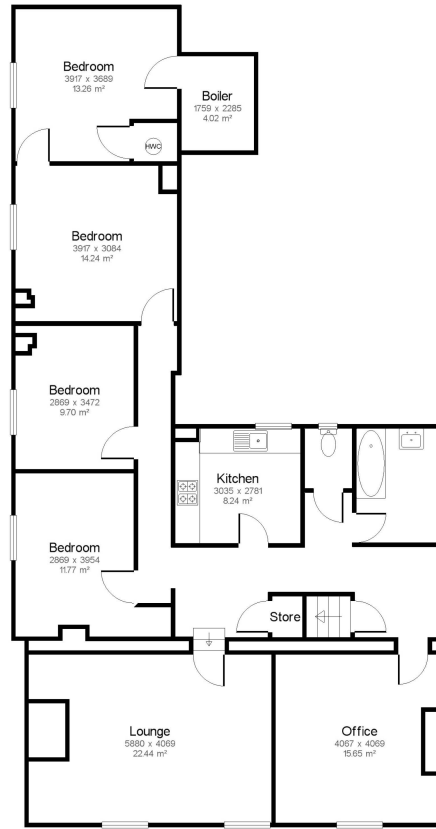


Gross internal area: 172.28 m² (1854.4 ft²)



Ground Floor

Gross internal area: 14154 m² (15235 ft²)



1st Floor

BakerLie Compliance

National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPC's)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Elevated Property Photography
Asbestos Management Reports
Fire Risk Assessment Reports
Drone Photography

This drawing has been made to assist the surveyor in the preparation of the floor plan. It is not intended to be used for any other purpose. The surveyor is not responsible for the accuracy of the information provided in this drawing. The surveyor is not responsible for the accuracy of the information provided in this drawing. The surveyor is not responsible for the accuracy of the information provided in this drawing. The surveyor is not responsible for the accuracy of the information provided in this drawing.

DO NOT SCALE THIS DRAWING

Drawing Key

Rev	Date	Amendment

BakerLie
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www.bakerlie.com

Project
Floor Plans

White Swan
Station Road
Bosham
Chichester
PO18 8JG

Drawing No: 8888-20-JNL-20
Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size: A1



Trading Hours

Monday - 11am - 11pm
Tuesday - 11am - 11pm
Wednesday - 11am - 11pm
Thursday - 11am - 11pm
Friday - 9am - 11.30pm
Saturday - 9am - 11.30pm
Sunday - 12 noon - 11pm

Services

We are advised that all mains services are connected with gas central heating and CCTV.

Business Rates

Rateable value effective from 1 April 2023 is £9,700 which is paid by the tenant.

Tenure

Freehold Investment producing £30,000pa in rent in exclusive of VAT. The current tenant has invested a substantial amount of their own funds in renovations to include structural works and a complete redesign of the outside areas.

Regulatory

The property benefits from a Premises Licence and is free of tie.

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.





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:

Richard Wood

Regional Director (South) – Pubs & Restaurants

M:+44 7778 880 583

E:richard.wood@christie.com

Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. November 2023