



The Star Inn

Ref: 8856069

Waldron, Heathfield, TN21 0RA

Freehold: £900,000

Free of tie

Approximately 1.5 acre plot

Detached coffee shop with lapsed PP for lets

40 cover formal restaurant

5-bedroom owner accommodation

Customer car park, 100+ cover trade garden. EPC Exempt



The Star Inn is a Grade II listed building with brick elevations under a Kent peg tiled roof. An entirely traditional building with open fires, knotty wood floors and heavy beams.

With a history as a public house spanning over 450 years, The Star Inn is both perfectly placed and well used to serving the community.

Location

Waldron is a beautiful village lying in quiet Sussex countryside, dating back to the 12th Century with an impressive parish Church and The Star Inn commanding its centre. There is also a village hall, cricket pitch and recreational area.

Horam is the nearest large village, just two miles away, and hosts a number of leisure facilities including nine-hole golf course, tennis courts, horse riding and fishing.

Around seven miles away is the town of Uckfield - the home of East Sussex National Golf Club, which is one of the best golf courses in the area. The Club features two unique championship golf courses that have been played on by some of the most well-known names in golf.

Other notable locations are the historic town of Lewes (12 miles), Brighton (20 miles), Royal Tunbridge Wells (16 miles), Eastbourne (16 miles), Hastings (26 miles) and Gatwick Airport (30 miles).

Nearby railway services can be found at Wadhurst, Stonegate, Buxted and Polegate, providing mainline transport to Charing Cross and Victoria/London Bridge in just over an hour.

Internal Details

Entrance, bar area with seating for circa 40 covers, formal restaurant with circa 27 covers. Customer toilets, fully equipped commercial kitchen with extraction, wash up and preparation area, office and staff toilets.

Beer cellar with beer drop and additional storage.



Owner's Accommodation

The accommodation is set over two floors and offers five bedrooms (with potential to convert to letting rooms), two bathrooms, lounge, kitchen/dinning room.

Fixtures & Fittings

We are advised by our client that all fixtures and fittings are owned outright and included in the sale price.



Staff

The business is predominantly owner-run with a complement of full time and part time casual staff.

External Details

Detached coffee shop and attached storage room (with a lapsed planning approval) offering potential to convert into lets.

Customer car parking

A large trade garden with 100+ covers, which can also be used for overflow customer parking.

The Opportunity

The Star Inn is a true family pub that has been owned by the Lefort family for over a generation. Paul Lefort continues the heritage.

The business offers a great opportunity for growth (currently only trading five days a week). The spacious trade garden is ideal for outside functions.

We thoroughly recommend a viewing to fully appreciate this opportunity.

Trading Information

Trading information will be supplied following a formal viewing.

Business Rates

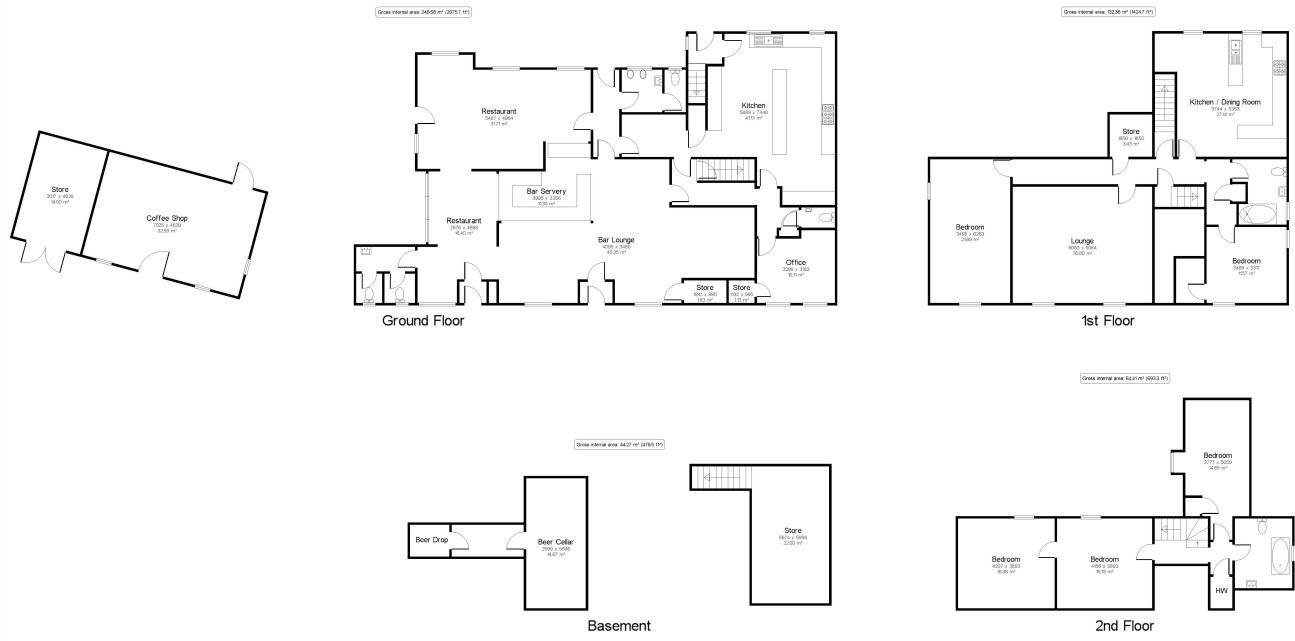
The current rateable value (1 April 2023 to present) is £23,500.

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Regulatory

Premises Licence.





While every effort has been made to ensure the accuracy of the floor plan contained herein, BakerLife Compliance does not warrant, represent or guarantee the accuracy of any area, dimension or measurement. Errors and omissions may be present based on other sources.

Measurements of ground levels, topography and features shown are not guaranteed and are for information only. They are not intended to be used for any purpose other than that for which they were provided. They are not intended to be used for any purpose other than that for which they were provided. They are not intended to be used for any purpose other than that for which they were provided.

Specifically, no guarantee is given that the drawings comply with the requirements of the Building Regulations. It is the responsibility of the client to ensure that the drawings are used for the purposes intended.

DO NOT SCALE THIS DRAWING

Drawing Key

Rev	Date	Amendments

BakerLife
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Project

Floor Plans

The Star Inn
 Waldron
 Heathfield
 TN21 6RA

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





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:

Keith Bridgen

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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