



## Unicorn Inn

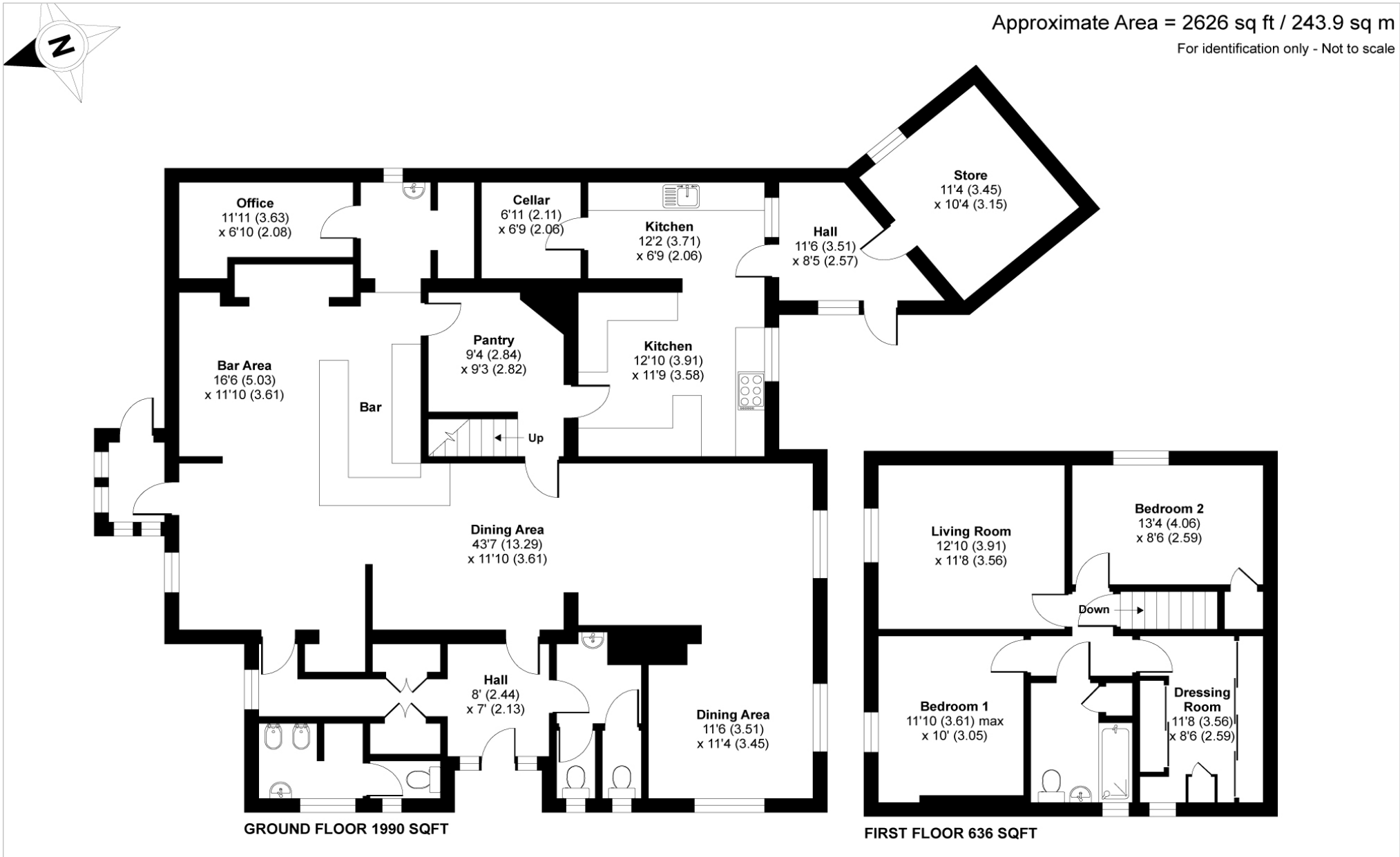
Heyshott, Midhurst GU29 0DL

**Tenure - Freehold**

**Guide Price - £575,000**

**Fleurets**<sup>F</sup>  
Leisure Property Specialists

# Floorplan





## Summary

- Privately owned freehold freehouse
- Affluent and desirable village
- Full of character with inglenook fireplace
- Stunning location and views
- Large garden and car park
- <https://www.unicorn-inn-heyshott.co.uk/>

## Location

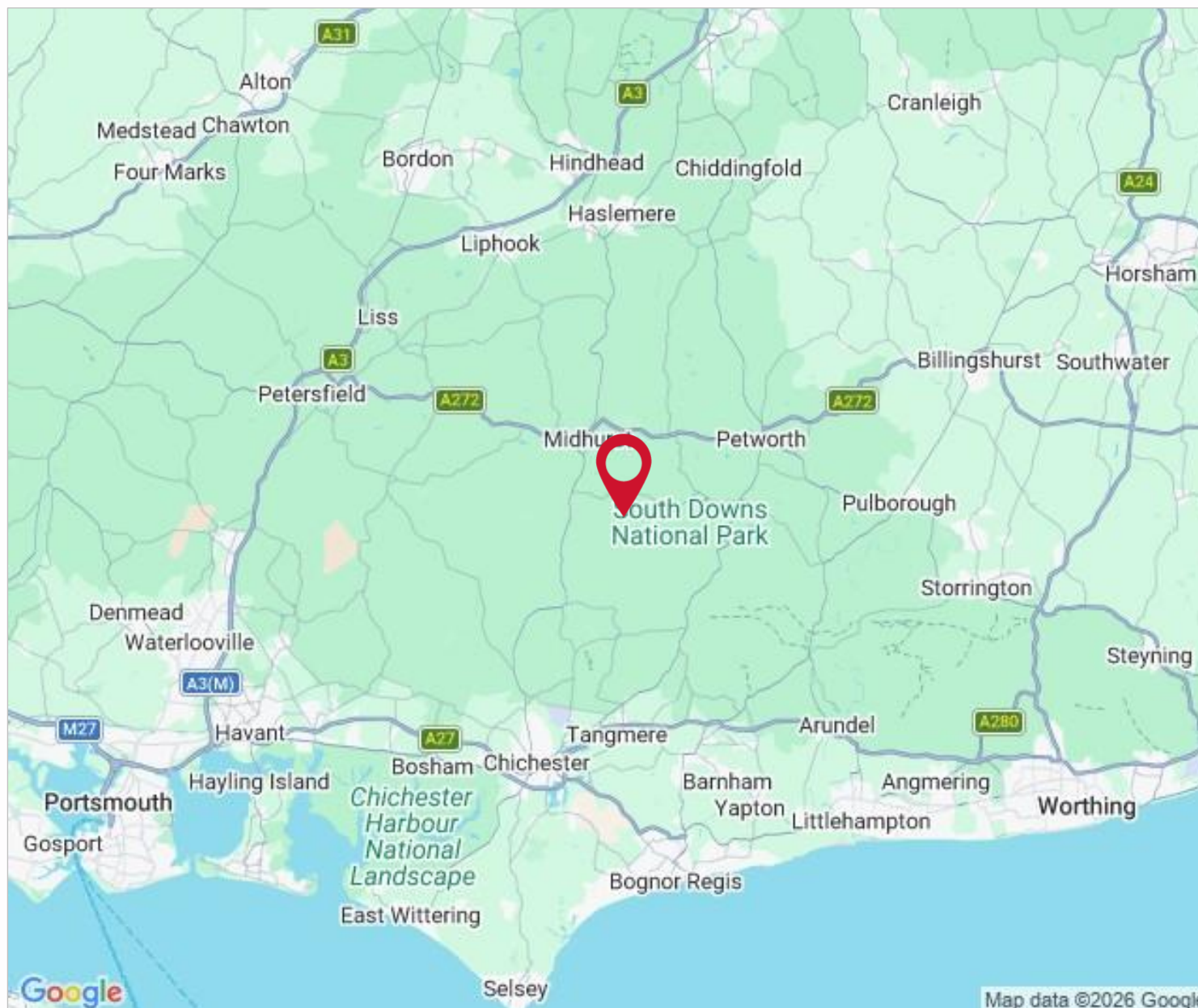
The Unicorn Inn is situated in the highly desirable and historic village of Heyshott which is approximately 3 miles south of Midhurst. Midhurst is the home to the Cowdray Estate, International Polo and Petworth with its famous country house, deer park and antique shops.

The property is in the South Downs National Park and is also equidistant to Petersfield, Chichester, Arundle and Billingshurst and close to a number of places of interest and visitor attractions to include Weald & Downland Living Museum, Cowdray Ruins, Dunford House and is to south of Ambersham Common

## Description

An attractive and detached two storey property of brick construction under a pitched tiled roof with extensions and hung tile and painted brick elevations.

The pub sits on a large site which includes a good size car park and garden with fantastic views.



## Accommodation

### Ground Floor

Front Bar (15) feature inglenook fireplace and heavily beamed ceiling

Dining area (30) – L shaped, stripped timber floor, part exposed brick wall

Bar Servery – fully equipped

Ladies and gents toilets

Utility room

Office/store

Kitchens – comprehensive range of stainless steel catering equipment

Laundry room

Beer Cellar – mechanically cooled

Additional storage with walk in fridge

### First Floor

Domestic accommodation to include:

2 Double Bedrooms

Lounge

Bathroom

Dressing Room

### External

Front Patio (8) – enclosed by a stone wall

Gardens (100) – timber tables and chairs and lovely views

Private Garden – with herb garden and storage and covered area for emergency generator

Car Park (20)





## Tenure

Freehold.

## Trade

Our clients have owned the property since 2008, and we have accounts which show sales of approximately £330,000 pa (net of VAT) .These can be shared with genuinely interested parties. following a formal inspection.

## Business Rates

The property is in an area administered by Chichester District Council.

Rateable Value £8,000 (2023) & £18,000 (2026)

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band B for council tax purposes.

## Premises Licence

A premises licence prevails with the main activities being:-

- Sale of Alcohol

Monday to Saturday	10.00 am to 11.00 pm
Sunday	12.00 midday to 10.30 pm
- Recorded Music

Monday to Sunday	24 hours
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## Planning

The property is not listed but is situated within a conservation area. The property is also not listed as an Asset of Community Value (ACV).

## Services

We understand the premises is connected to all mains services.

## EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## VAT

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.

## Further Information & Viewing

For further information and to arrange a viewing, please contact Nick Earee on 07836 541 790.

A discreet customer inspection is recommended in the first instance. The premises opening hours are:

Monday	Closed
Tuesday	11am to 3pm and 6pm to 10pm
Wednesday	11am to 3pm and 6pm to 11pm
Thursday – Sat	11am to 3pm and 6pm to 11pm
Sunday	11am to 4pm



For further information please log onto [fleurets.com](http://fleurets.com) or give Nick a call.



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