



Country Inn

Severals Road, Bepton, Midhurst GU29 0LR

Tenure - Leasehold

Guide Price - Nil Premium with
rent free period.

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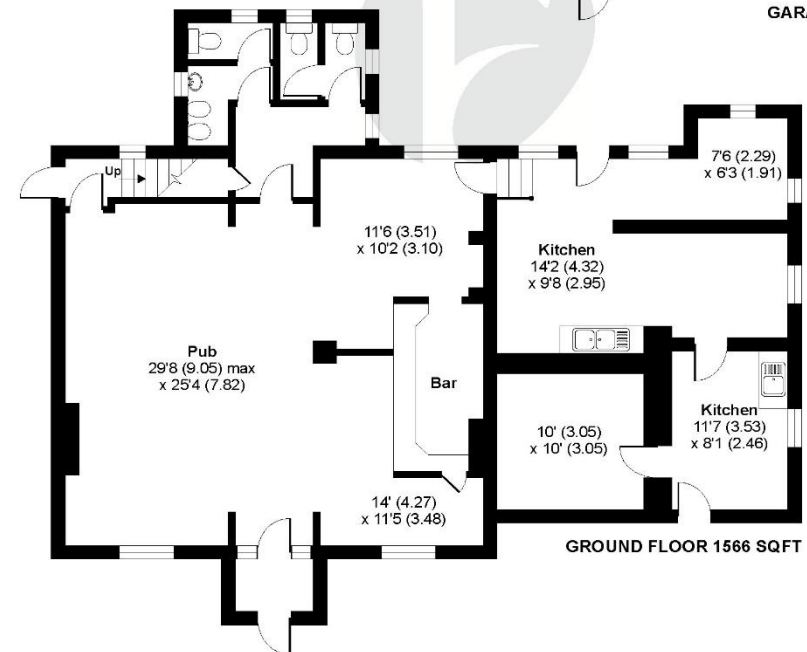
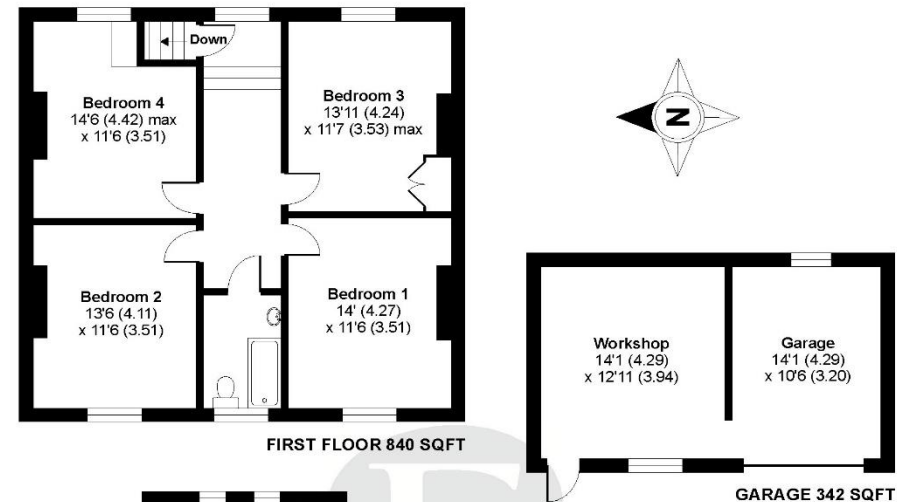
Summary

- Freehold owned by The Cowdray Estate
- Located in South Downs National Park
- Affluent and desirable area near Midhurst
- Planning permission approved for dining extension
- Attractive gardens
- Requires extensive works.



Approximate Area = 2748 sq ft / 255.2 sq m (includes garage)

For identification only - Not to scale



Please note the above plans are historic dating back to 2021. The garage/workshop has now been converted into a café.

Location

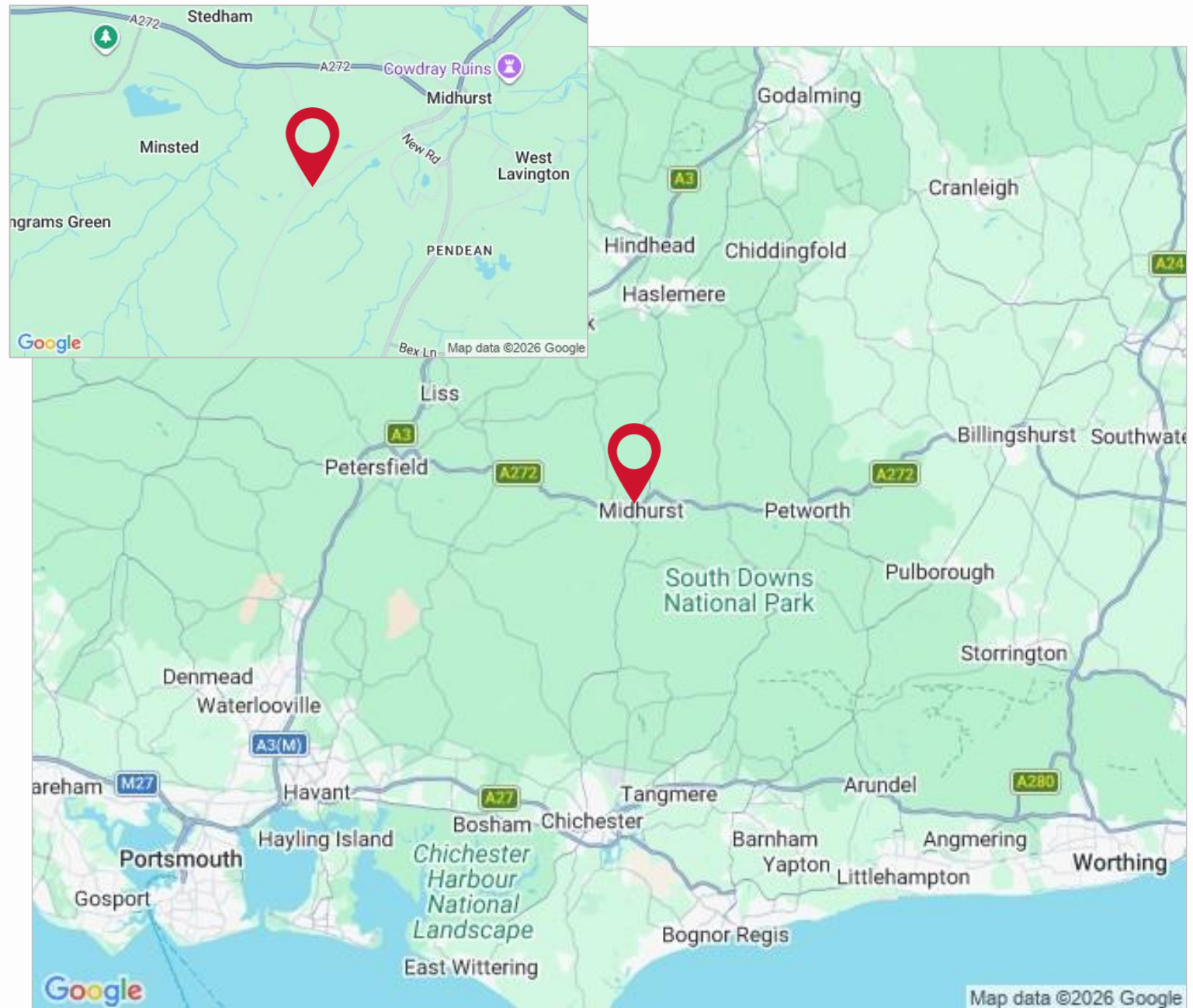
Country Inn is situated on the corner of Severals Road and Bepton Road in the village of Bepton, in the heart of the South Downs National Park and a few miles south of Midhurst and the main A272 which links Petersfield to Petworth.

It is also close to Cowdray Park which is known as being the home of British Polo, however the park also offers other attractions such as a golf course, a farm shop, fishing, shooting grounds and the ruins of the magnificent Tudor Mansion of Cowdray.

In addition Goodwood Motor Racecourse is not far which holds a number of high profile events throughout the year including the Festival of Speed, Goodwood Revival and Glorious Goodwood.

Description

A prominent two storey brick built property with exposed brick elevations under a pitched tiled roof with single storey extensions, cafe, car park and extensive gardens.



Accommodation

N.B - The whole property requires an extensive and comprehensive refurbishment programme before re-opening.

Ground floor

Open plan bar/restaurant, toilets, former kitchen, storage and cellar.

First floor

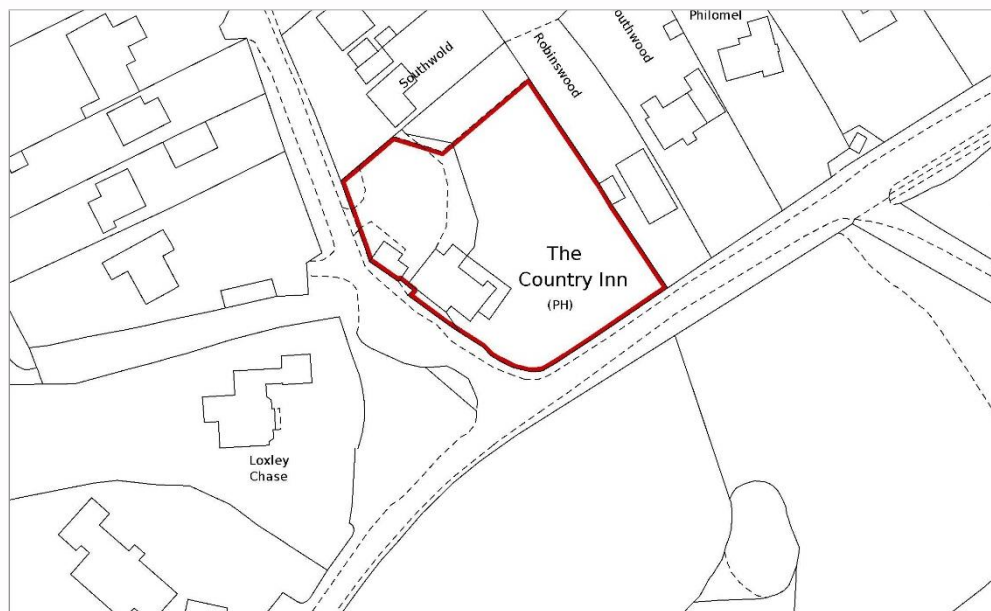
4 rooms and bathroom

External

Refurbished cafe

Car park (30)

Extensive and mature gardens.



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Planning

We have made enquiries with the local authority and can confirm the property is not listed and does not lie within a conservation area.

The Cowdray Estate have secured planning for a single storey side and rear extensions and all information can be found on:

<https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?keyVal=QDWYU9TUHED00&activeTab=summary>

For further information please contact the local authority.

Required Capital

You will need to provide funds for a deposit, professional advice, investment and working capital - the amount will be dependent on your business plan.

Tenure

The property is available by way of a new lease. The guide headline rent is offers invited on a new 20 year lease but our clients are open to a discussion to reflect the current state of the property, the investment required, and also the potential of carrying out the approved planning permission. The lease will be protected by Part II of the Landlord and Tenant Act 1954 and a deposit will be required. Rent to be paid quarterly in advance. The rent will be subject to annual increases in line with the retail price index and five yearly rent reviews. The lease is assignable after the end of the first two years and will be on full repairing and insuring terms. Rent concessions will be available (rent free period and stepped rents) depending on the level of investment envisaged or required.

Application Procedure

The Applicants are invited to submit rental offers for a new free of tie lease. A business plan, forecast profit and loss account and proof of funding must be provided prior to interview.



Business Rates

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

Rateable Value £3,300 (2023) & £5,500 (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, the main licensable activities being:-

- Sale of Alcohol

Sunday to Thursday 7.30 am to 12.00 midnight

Friday & Saturday 7.30 am to 00.30 am

- Late Night Refreshment

Monday to Sunday 11.00 pm to 11.30 pm

- Live & Recorded Music

Monday to Sunday 10.00 am to 11.30 pm

Services

We are informed that the premises benefit from all mains except gas which is from a calor tank.

EPC

EPC – D.

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. The premises is closed to trade.



For further information please log onto **fleurets.com** or give Nick a call.



Nick Earee
Divisional Director

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