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REF: 821

The King's Head

Church Street, Rudgwick, Horsham, West Sussex,
RH12 3EB

**Free of Tie Leasehold
£50,000**



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£50,000 for the new leasehold property, to include the trade fixtures and fittings. No tenant capital works required – the pub is being handed over fully refurbished and fitted throughout, with a brand new bar, cellar, kitchen and owner's accommodation, plus new front and rear decking.

FEATURES

- A beautifully refurbished pub in the heart of Rudgwick, West Sussex, being finished to create a fantastic village pub
- Unopposed – the only public house in the village of Rudgwick
- Extensive outside trading space, with new front and rear decking together providing around 70 covers
- Further seating for around 40 inside, across the bar and dining areas
- Complete turnkey refurbishment throughout, including total rewiring, replumbing, a brand new heating system and full internal and external redecoration
- Brand new commercial kitchen with a full package of new equipment, ready to trade from day one
- New bar, glass-washer, ice machine and beer cellar, all professionally fitted
- Fully refurbished one-bedroom owner's/manager's accommodation with private access
- Large car park for over 50 vehicles
- Prominent village centre position directly opposite the parish church

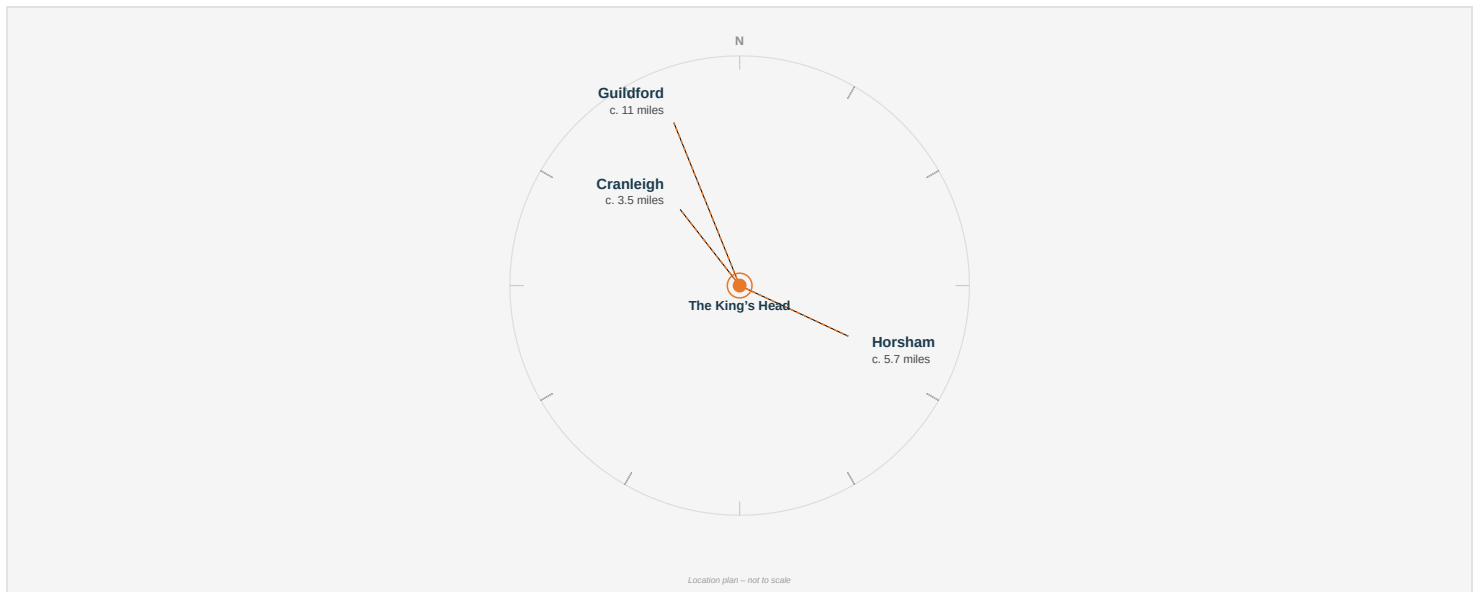
LOCATION

The King's Head is a striking, part timber-framed and weatherboarded public house beneath a pitched, hipped tile roof, with tall brick chimneystacks and a traditional hanging pub sign. It occupies a prominent position on Church Street in the heart of the West Sussex village of Rudgwick, standing directly opposite the village's historic parish church.

Rudgwick is an attractive and well-heeled village in the Weald, close to the Surrey/West Sussex border between Guildford, Cranleigh and Horsham. It has a strong, settled community, a well regarded primary school, a village hall, cricket club and shop, and direct access to the surrounding countryside via the Downs Link path, which runs through the village.

The wider catchment is notably affluent, taking in the villages of Cranleigh, Ewhurst, Alfold and Bucks Green, and within easy reach of Guildford, Horsham and the Surrey Hills National Landscape. It is well served by highly regarded schools, including Christ's Hospital and a range of independent and grammar schools around Guildford and Horsham, and draws a strong resident and weekend population of families and country-pursuits visitors.

The King's Head is unopposed as the only public house in Rudgwick, so a well-run operation is well placed to trade strongly with local custom throughout the week, supplemented by weekend and seasonal visitors making the most of its generous outside space. The market town of Horsham lies around six miles away, with Cranleigh some three and a half miles distant and Guildford around eleven miles away, both offering a wider range of shopping, schooling and mainline rail connections to London.



THE BUSINESS PREMISES

Bar

A characterful trading bar with an exposed timber frame and low beams, serving both the bar and dining areas; a brand new bar, ice machine, glass-washer and hand basin have all been professionally fitted.

Bar Standing

Standing space for around 16.

Bar Seating

Seating for around 20, around an open inglenook fireplace, with exposed brickwork, low beams and traditional leaded windows.

Dining Area

A light, spacious dining room seating around 28, opening onto the rear decking overlooking the churchyard.

Commercial Kitchen

A brand new commercial kitchen, fully fitted with all new equipment including a six-burner gas range with oven, dishwasher, commercial microwaves, under-counter refrigeration and extensive stainless steel tabling, together with a large adjoining prep and dry-store area.

Cellar

A large beer cellar, professionally fitted with a new cooling system, remote monitoring, real ale stillages and a central gravity drain.

Staff WC

A newly refurbished staff WC on the ground floor.

FIRST FLOOR

WCs

Newly refurbished ladies' and gentlemen's customer WCs.

PRIVATE ACCOMMODATION

Owner's/Manager's Flat

A fully refurbished one-bedroom flat with private interior access, comprising a double bedroom with fireplace and hanging rail recess, a newly decorated sitting room, new white bathroom suite and new carpets and flooring throughout.

OUTSIDE

Front Decking

A substantial new deck across the full road frontage, providing around 40 covers, with umbrellas and outside lighting.

Rear Decking

A further new deck to the rear of the pub, overlooking the adjoining churchyard, providing around 30 covers.

Car Park

A large car park for over 50 vehicles.

THE BUSINESS

We are looking for experienced operators to take on this exciting new project. The King's Head is in the final stages of a comprehensive refurbishment carried out by its new freehold owners – local people making a very substantial investment – delivering a fully fitted, turnkey village pub with a brand new bar, cellar, kitchen and owner's accommodation, together with extensive new front and rear decking.

Trading unopposed as the only public house in Rudgwick, with extensive covers both inside and out and a prominent position in the heart of the village opposite the parish church, the King's Head offers an incoming operator a genuine turnkey opportunity to build a strong, destination village pub business, with no tenant capital works required.

Further information can be provided to interested parties on request to the agent.

TENURE

The property is available on a new 25 year full repairing and insuring lease.

Premium: £50,000, payable on completion, to include all new fixtures and fittings.

Rent: stepped over the first five years – Year 1 £36,000, Year 2 £42,000, Year 3 £52,000, Year 4 £58,000, Year 5 onwards £67,500 per annum, reviewable thereafter.

Rent deposit: three months' rent based on the headline rent of £67,500 per annum (£16,875).

INDICATIVE FLOOR PLANS

Total gross internal area: 2,824 sq ft (262 sq m), comprising Ground Floor 1,200 sq ft (112 sq m), First Floor 622 sq ft (58 sq m) and Basement 987 sq ft (92 sq m).

GROUND FLOOR

Bar Seating	Bar	Dining Area	Staff WC
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FIRST FLOOR

WCs	Bedroom	Sitting Room	Bathroom
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BASEMENT

Store	Commercial Kitchen	Cellar	Store
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Schematic block plan for identification purposes only – not to scale. Room layout shown reflects current use following refurbishment.

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

0333 414 9999 (Monday-Friday 9am-5pm)

Paul Mahon 07769 969590 (out of hours)

Please Email: paul@sprosen.com

Website: www.sprosen.com



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