

ROSE & CROWN

FLETCHING ST, MAYFIELD TN20 6TE

FREEHOLD PUBLIC HOUSE INVESTMENT





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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Rose And Crown Inns Limited
- Property arranged over four levels
- Site extending to 0.196 acres
- Current rent of £42,500 per annum
- Lease expires June 2041
- The rent is subject to fixed stepped increases and thereafter five yearly reviews.
- We are instructed to invite offers in excess of £500,000 (8.12% NIY)
- Business unaffected by sale

LOCATION

Located in the village of Mayfield within the district of Wealden in East Sussex, approximately 9 miles (14 km) south of Royal Tunbridge Wells and 15 miles (24 km) north east of Brighton. Mayfield is an attractive and historic village within the High Weald Area of Outstanding Natural Beauty, benefiting from a mix of residential housing, local amenities and a steady level of visitor trade due to its rural setting and proximity to surrounding towns.

The Rose and Crown is situated fronting Fletching Street in the centre of the village within a predominantly residential and rural area. The property is positioned a short distance from the village High Street where a range of independent retailers, cafés and hospitality venues are located, together with other local amenities including a primary school, church and village services which help support regular local trade.

LINKS

GOOGLE STREET VIEW



BIRDS EYE VIEW



DESCRIPTION

The property comprises the basement, ground, first and second floor floor of a three storey detached building with painted brick and weatherboarded construction beneath a clay tile hipped roof.

ACCOMMODATION

Basement The basement provides cellar and stores.

Ground Floor The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and stools for 40 customers. To the rear is a function room which can accommodate 20 more customers. Ancillary areas include a trade kitchen, customer WC's and stores to the rear.

First Floor The first floor provides two double ensuite letting accommodation, lounge/kitchen, an additional two bedrooms and bathroom.

Second Floor The first floor provides two additional bedrooms and a boiler room.

Externally There is a beer garden to the rear with seating on loose picnic benches for 14 customers. There is a further trading area to the front of the property for 32 customers. Parking is available to the front of the property for 5 cars.

TENANCY

Entire property let to Rose And Crown Inns Limited on a 35 year lease from 8 June 2006 at a current stepped rent of £42,500 per annum which is subject to five yearly open market rent reviews. The lease benefits from stepped rental uplifts which will then revert to open market reviews thereafter, as follows:-

2026: £42,500 pa
2027: £43,000 pa
2028: £43,500 pa
2029: £44,000 pa
2030: £45,000 pa



TENURE

The property is held freehold (Title Number ESX290454).

PLANNING

The property is Grade II Listed, but is not situated in a conservation area

FIXTURES & FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

EPC

The EPC has been commissioned and will be provided in due course upon request.



TERMS

We are instructed to invite offers in excess of £500,000 (8.12% NIY) assuming the usual purchasers costs.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



VIEWINGS

All viewings must be made by prior appointment. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

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