



Gardeners Arms

West Street, Sompting, Worthing, West Sussex, BN15 0AR

Leasehold Nil Premium

- Located in the village of Sompting near Worthing
- Detached pub in heart of the village
- Bar (18) and dining areas (50)
- Trade decking and car park (18)
- 3-4 bedroom accommodation
- Available on new free-of-tie lease

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LOCATION

The Gardeners Arms is located in the village and civil parish of Sompting, in the coastal Adur District of West Sussex, between Lancing and Worthing. Sompting lies approximately 1 mile north east of Worthing, 10 miles west of Brighton and 19 miles south of Horsham. Nestled at the foot of the South Downs National Park, Sompting is close to a number of attractive countryside walks, as well as a short drive from the sea.

Sompting is conveniently positioned on the southern side of the A27 arterial road running between Portsmouth and Eastbourne via Lewes, Brighton and Chichester. Also located nearby is the A24 which provides 'A' road access to the M25 at Leatherhead via Dorking and Horsham. Nearby railway services are available from East Worthing and Lancing providing services to Southampton, Portsmouth, Brighton and London Victoria.

The Gardeners Arms occupies a notable two-storey detached public house of brick construction under a pitched tiled roof. The property lies in the heart of Sompting village surrounded by a good number of residential properties. The property has been well maintained and is presented to a high standard throughout.

TRADE AREAS

Entrance from front of property via lobby directly into BAR AREA. Presented in a traditional manner with carpeted flooring, wood panelled walls, bay window and brick fireplace. This bar area is serviced by a wood built bar servery and is capable of providing seating for approximately 16 with a further four sat the bar.

Leading from the rear of the front bar is access to a SECOND BAR AREA with seating for eight. This area can be accessed via a disabled ramp to the side of the property and also houses a GENTLEMEN'S TOILETS and a DISABLED TOILET.

The DINING AREA is presented in a traditional manner with carpeted flooring and is capable of providing seating for approximately 15 covers. This area is serviced a small wood built bar servery and has the added benefit of double doors allowing it to be divided from the main bar to provide private dining if required.

SECOND DINING AREA presented in an in keeping manner with carpeted flooring, bay windows and wood dining furniture. This area is capable of providing seating for 35 and again has bi-fold doors so that it may be separated from the other trade spaces to provide for functions. Also housed in this area is a unique feature, the entrance to an original train carriage. The train carriage is attached to the property and currently houses TWO LADIES TOILETS, GENTLEMEN'S TOIELT and STORAGE AREA,

which is understood to have formally comprised a restaurant capable of providing seating for 15 to 20 patrons.

Located to the rear of the property there is a TRADE KITCHEN with non-slip flooring and extractor.

BASEMENT CELLAR with drop to side of property.

OWNERS ACCOMMODATION

Located at first floor level comprising:

- LANDING
- LIVING ROOM
- BATHROOM
- 2 x DOUBLE BEDROOM
- MASTER BEDROOM with walk-in wardrobe (which is understood to have originally been two double bedrooms, which could well be reinstated)

EXTERNAL

To the rear of the property there is an attractive DECKED AREA providing seating for approximately 14 patrons. This area is part covered providing a smoking solution.

To the side and rear of the property there is a tarmacked CAR PARK with space for approximately 18 vehicles.

Furthermore to the rear of the property there is a BIN STORE with storage shed.

THE BUSINESS

No trade is sold or warranted. Historic trade accounts are unavailable.

Prospective purchasers should make their own assumptions as to likely future trade levels taking into account the size, location and demographics of the area.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services connected.

Rateable value is £28,300

Local Authority: Adur District Council



LEASEHOLD	NIL PREMIUM. Current fixtures & fittings are the property of the outgoing Tenant and are not included. A new lease agreement is available from Wellington pub Company on the following terms:
TERM	For a term of 20 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable after the second anniversary of the Lease, subject to Landlord's consent
DEPOSIT	A deposit equivalent to 3 month's rent in advance plus personal guarantors.
RENT	Offers Invited. Rent to be paid quarterly in advance.
RENT REVIEW	Subject to 5 yearly rent reviews in conjunction with annual RPI (capped at 5% and collared at 2.5%)
REPAIR LIABILITY	Full repairing and insuring lease agreement.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant annually by way of an Insurance Rent. Suitable Tenant insurances to be in place prior to exchange of contracts
VAT	Please note that VAT will be payable on rental payments



Applicants will be required to complete an Application Pack and Business Plan for the Landlord's consideration in a standardised format. Templates are available upon request.

An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitors fees as a minimum, and consent to Credit Checks being undertaken.



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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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