



# Flying Bull

## Freehold

Offers in the Region of **£625,000** (plus VAT)

Flying Bull, London Road, Rake, Hampshire, GU33 7JB

### AT A GLANCE

- Beautiful Location in The South Downs
- Main Bar, Dining Area and Lounge Bar (65)
- Half of Pub in Hampshire and Half in Sussex!
- Vast Garden Space to Rear over site of 2.2 acres
- Available with Vacant Possession
- Peaceful Village on Hampshire/Sussex Border
- 7 En-Suite Letting Rooms
- Extensive Floor Area of approx 5,220 sq ft
- 2 Bedroom Private Accommodation
- TAKE A VIRTUAL TOUR OF THE PROPERTY

### Viewing And Further Information

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## PROPERTY

Entrance leading to main bar, with servery and open fireplace. Still retaining traditional decoration throughout, seating for approx 30 customers. Leading to dining area for approx 25 covers. Unused Lounge Bar area, which could be used for a further 10-15 seats. Ladies and Gents facilities. Basement cellar with office space. Good size trade kitchen with prep area. 2nd front entrance into hotel lobby area, with internal access to main bar. Leads to 2 x letting rooms with en-suite bathrooms on the ground floor. Stairs leading to 2 further letting rooms (both with en-suite bathrooms) on the 1st floor.

Stairs behind bar leading to private accommodation on 1st floor, consisting of lounge, 2 x double bedrooms, lounge and kitchen.

External areas consist of 3 double letting rooms with en-suite bathrooms, directly accessed from the front of the building only. Parking available for c30 cars. Storage units in garden to the rear. Extensive trade garden laid to grass, ideal for holding festivals and functions throughout the year. The space could also be considered for further letting rooms, subject to planning.

## PLANNING

The property is not listed and is not situated within a Conservation Area.

Please note that the title plan does not include 2 sets of parking areas (11 spaces in total) at the front of the pub. These areas fall under Highways, but have permission for parking for the pub.

An area of land to the West of The Flying Bull has been sold off and is earmarked for residential builds, subject to planning. Any works access will not affect the day to day running of the business. LAND INCLUDED IN THE SALE IS OUTLINED IN GREEN ON TITLE PLAN ON NEXT PAGE

Those seeking alternative use are requested to make their own enquiries with the local authority - [East Hampshire District Council](#)

## MEASUREMENTS

Site Area - Approximately 2.022 acres

Total Floor Area - 5,220 sq ft

\*All measurements are approximate and taken from digital mapping systems

## FIXTURES & FITTINGS

No inventory will be supplied or warranted. The purchase price excludes fixtures & fittings, although the purchaser will inherit any remaining items owned by the Vendor at the property on the day of completion.



## THE BUSINESS

The business is no longer trading and we have no access to any previous accounting information. No trade is warranted or sold.

## RATES & CHARGES

Rateable Value - £16,000 (As of 1st April 2023)

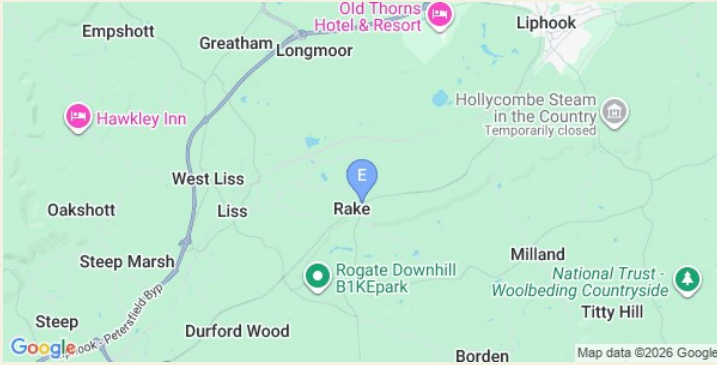
## TENURE

Freehold with benefit of vacant possession looking for unconditional offers in the region of £625,000 plus VAT. The property is being 'sold as seen' and all parties are asked to carry out their own due diligence before submitting an offer.

Offers that are 'subject to planning' will not be considered.

Viewings arranged through sole agents - Everard Cole.



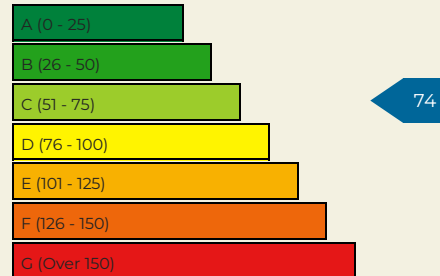


## LOCATION

Rake is nestled in a serene setting in the heart of the South Downs National Park. Some eight miles to the west of Midhurst, it sits in one of the most affluent parts of the region, with the average property price at £687,500 according to Rightmove. The village astrides the border of Sussex and Hampshire, at the very north-west of Sussex and the east of Hampshire. In fact the county line runs right through the middle of the pub! The South Downs area around Chichester and Petersfield boasts some of the finest views on offer across the English countryside with its rolling and rugged landscape appearing untouched in many places. The village lies approximately 3 miles from the A3 between Portsmouth (22 miles) and Guildford (20 miles). Other pubs nearby include The Jolly Drover at Hill Brow (1.4 miles), The Templi Inn, In Liss (2.2 miles) and The Rising Sun at Milland (3.6 miles).



## EPC



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