



## Wheatsheaf

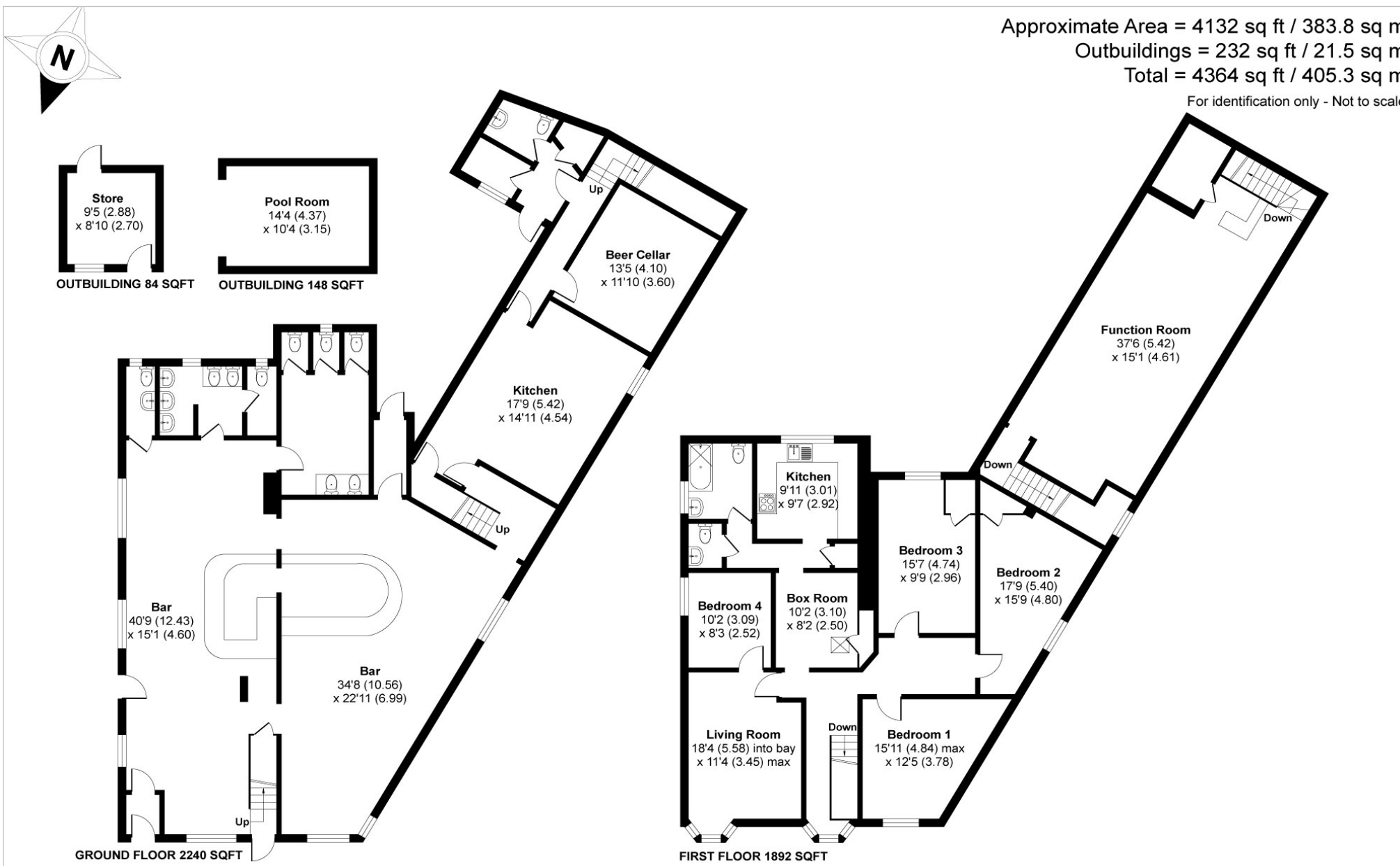
Wool Lane, Midhurst, West Sussex, GU29 9BX

**Tenure - Freehold**

**Guide Price - £525,000 plus VAT**

**Fleurets**  
Leisure Property Specialists

# Floorplan





## Summary

- Historic town centre site
- Parts dating back to 1621
- Part formerly the Squire's Chapel
- Spacious character bars and dining area (70)
- Large function room (40)
- Courtyard garden with pool room

## Location

The Wheatsheaf is situated on the corner of the main A286 and Wool Lane at the southern end of a thriving and affluent market town of Midhurst in the heart of the South Downs National Park.

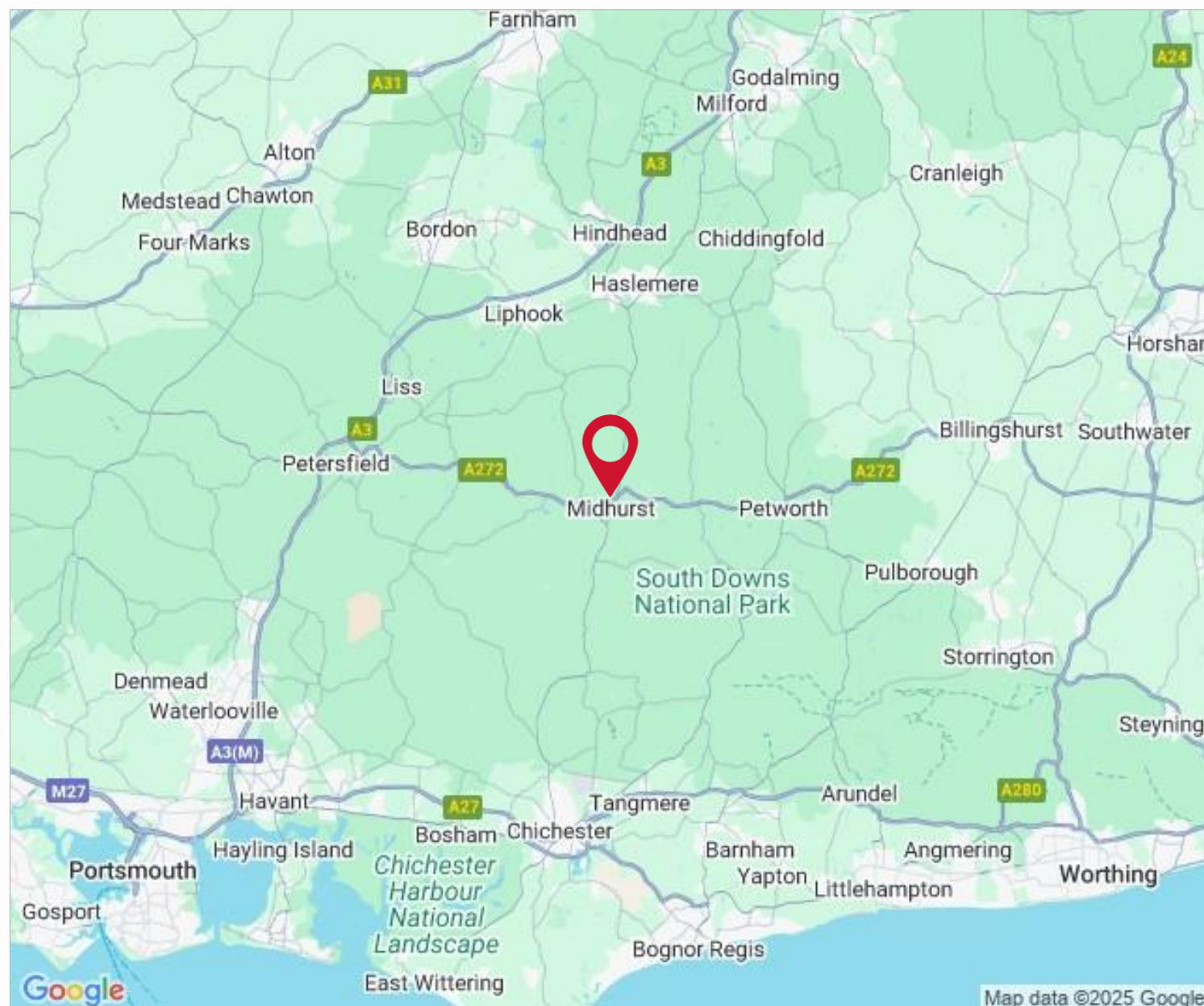
Aside from the stunning countryside of the National Park, the area's many attractions include the National Trust's Petworth House (6 miles); Goodwood Estate (9) home to the world-renowned Festival of Speed, Goodwood Revival and Glorious Goodwood and historic Chichester and its Cathedral (12). The nearest train station is Haslemere from where fastest train journey times to London Waterloo are around 53 minutes.

## Description

An attractive, prominent and imposing two storey corner property under a pitched tiled roof with timber and painted stone elevations with former chapel to the rear. In addition, there is an enclosed courtyard.

## Trade

No trade is warranted or sold. The premises has been let on a fully tied basis for a number of years. No trade information is available.



## Accommodation

### Ground Floor

- Left Bar (30) beamed and flagstone floor
- Front Dining Area (20) bench seating and timber floor
- Rear Bar Area (20) – TV and darts area, log burner, timber floor
- Bar Servery – centrally positioned and fully equipped
- Disabled/Ladies & Gents Toilets
- Kitchens – fully fitted with a range of stainless-steel commercial equipment
- Beer Cellar – mechanically cooled

### First Floor

- Chapel Function Room – (40) with access from the rear bar area to spacious and versatile area with part timber panelled walls projector, timber tables and chairs, bar and fire escape
- Flat with separate entrance from the front of the property to include:
  - Lounge, boxroom, Bathroom, WC, Kitchen, 3 Double bedrooms

## External

- Outside
- Courtyard (40) –enclosed with timber picnic tables
- Pool Room – covered area
- Bin area
- Freezer Room
- Stores

## Fixtures & Fittings

The fixtures and fittings remaining at the property on completion will be available subject to negotiation. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded.

## Business Rates

The property is in an area administered by Chichester District Council. The property is described in the VOA website as 'Public House and Premises' and shows a Rateable Value of £16,000 (with effect from 1st April 2023).

## Title Plan – Public House & Chapel









## Premises Licence

A premises licence prevails, the main licensable activities being:-

- Sale of Alcohol

Sunday to Wednesday	10.00 am to 11.00 am
Thursday	10.00 am to 11.30 pm
Friday & Saturday	10.00 am to 12.00 midnight
- Late Night Refreshment

Sunday to Wednesday	11.00 pm to 11.30 pm
Thursday	11.00 pm to 12.00 midnight
Friday & Saturday	11.00 pm to 00.30 am
- Recorded Music

Sunday to Thursday	8.00 am to 11.00 pm
Friday & Saturday	8.00 am to 11.30 pm
- Live Music

Sunday to Thursday	10.00 am to 11.00 pm
Friday & Saturday	10.00 am to 11.30 pm

## EPC

Public House: EPC – C

Flat: EPC - B.

## Planning

The property is Grade II listed and situated within a conservation area. The property is not listed as an Asset of Community Value (ACV).

## Services

We understand the premises are connected to all mains services.

## TUPE

TUPE may apply.

## 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. Please be aware that VAT will normally be payable as the property is opted to tax. 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. Please note a discreet customer visit is recommended in the first instance.

Opening hours of the Wheatsheaf are as follows:-

- Sunday to Thursday 11.30am to 10.30pm
- Friday and Saturday 11.30am to 11.00pm





For further information please log onto [fleurets.com](http://fleurets.com) or give Nick a call.



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