

38 East Street, Horsham RH12 1HL

FOR SALE



**OFFERS IN EXCESS
OF £895,000**

Large, well-presented and recently refurbished corner pub/bar in busy town centre licensed circuit, offered in excellent decorative order.

**Lambert
Smith
Hampton**

The Rock, 38 East Street, RH12 1HL

Description

Large character 2 storey corner property of brick construction under a pitched slate tiled roof with part colour rendered elevations. Set within its own grounds incorporating an enclosed south facing beer garden to the rear and seating area to the front (front tables and chairs licence subject to a council licence/approval).

Internally, all the public trade areas have been the subject of refurbishment in December 2024 at a cost of around £120k. The property is offered for sale in excellent decorative order.

Whilst the property is at present a "lock up" premises, there is space and scope to convert part of the first floor area to a self-contained owners/managers accommodation (plans available upon request)

Specification

- Occupying a prominent corner location
- Net annual takings of £720k
- Net annual gross profit of 70%
- Recent refurbishment works of £120k
- Offered in excellent decorative order
- Extensive outdoor seating
- Space and scope for owner/managers accommodation



The Rock, 38 East Street, RH12 1HL

Situation

Occupying a prominent corner position on the edge of the pedestrianised East Street at the junction with Denne Road on the western edge of central Horsham town centre. Nearby occupiers include Wagamama, Cote, Giggling Squid Smith & Western, ASK Restaurant and Nandos. Adjacent is Piries Place (constructed 2019) development incorporating a 92 bed Premier Inn Hotel and a 3 screen Everyman Cinema, helping to draw good all week footfall to the immediate area.

Horsham is a historic and affluent market town in West Sussex, known for its mix of Tudor and modern architecture. The town is located at the foot of South Downs, 31 miles south of London, 18.5 miles from Brighton, and is well-connected by road and rail.

Accommodation

Public Trade Areas:

- Ground floor lounge/bar with bar server area (60 seating)
- First floor lounge/bar area with bar server (80 seating)

Additional Areas

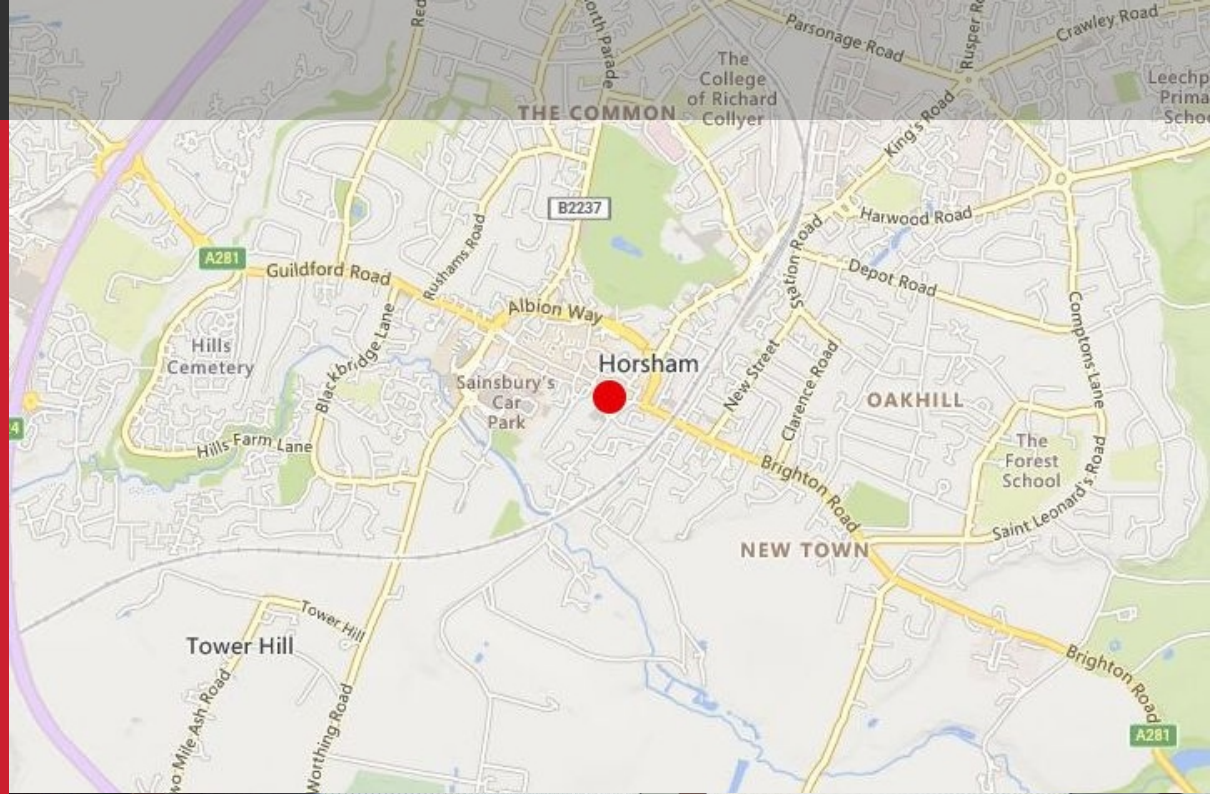
- Unisex and disabled WC's
- Basement beer cellar
- Commercial kitchen
- Stores, office & delivery area with scissor lift to street

External Areas

- Front street Pavia seating area (20 seating)
- Rear enclosed beer garden (66 seating)

Licensable Hours

Sunday to Thursday 10:00 - 00:00, Friday & Saturday 10:00 - 02:00



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Additional Information

PRICE

Offers are being sought at a price in excess of £895,000

THE BUSINESS

We are advised by the owners that the net annual takings for 2025 were £720,000 with a gross profit of 70%.

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RATEABLE VALUE

£88,000 (Current - 2026)

CONFIDENTIALITY

Under no circumstances should interested parties (including its employees, agents or advisors) contact Brewhouse & Kitchen, its shareholders, any individual property, or any of its respective employees.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

STAFF

All current unit staff will be transferred with the business under TUPE (Transfer of Undertakings with the Protection of Employment). Details can be provided during the buyer due diligence process.

VIEWINGS

Strictly by prior appointment through the agents.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Contact

For more information please contact:

NEIL MORGAN

M 07355 610 861

E nmorgan@lsh.co.uk

GEORGE GILPIN

M 07702 624 211

E ggilpin@lsh.co.uk

lsh.co.uk

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