

**FOR SALE**

**ESTABLISHED PUBLIC HOUSE &  
RESIDENTIAL INVESTMENT  
VACANT POSSESSION POTENTIALLY AVAILABLE**

The Talbot Inn, High Street, Cuckfield, Haywards Heath,  
RH17 5JX



## Summary

<b>Available Size</b>	5,191 sq ft
<b>Price</b>	Price on application
<b>Business Rates</b>	A Rateable Value of £63,500.
<b>EPC Rating</b>	B (34)

## Location

Cuckfield is a charming Mid Sussex village featuring an attractive High Street lined with a variety of period buildings, set against a backdrop of surrounding countryside. The property itself is predominantly positioned on the High Street, benefiting from good pedestrian access and passing footfall.

This affluent village lies to the west of Haywards Heath and offers convenient access to the A23/M23 corridor, providing connections to London, Gatwick Airport and the South Coast. Haywards Heath railway station provides fast and regular rail services to London and coastal destinations.

## Description

The Talbot Inn is an impressive end of terrace building, of traditional brickwork construction and set beneath a pitched tiled roof. The Talbot currently operates primarily as a food led pub, offering seating for approximately 20 guests at the bar and a further 70 covers across the ground floor.

There is a separately accessed space known as the Hayloft, which serves as a private function room. This section features attractive exposed timber beams and high ceilings, this space provides a bright, characterful environment, ideal for a variety of occasions. The ground floor is accessed from a brick courtyard area which also could be reconfigured to provide parking if required. The premises would suit a variety of alternative uses, subject to necessary planning permission being obtained.

The upper parts comprise two self contained 2 bedroom flats, both accessed at first floor level but with one providing accommodation on the second floor level as well.

## Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Total	5,191	482.26

## VAT

VAT may be applicable on the terms quoted.

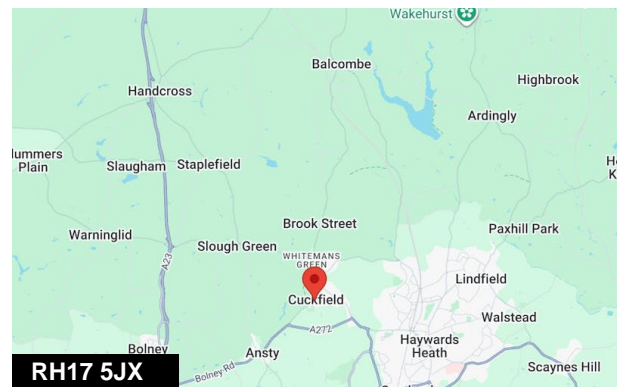
## Legal Costs

Each party to be responsible for their own legal costs.

## Tenancies

The freehold interest in the Talbot Inn is available potentially with vacant possession. However, the existing business may also be available by way of an assignment of the current effective full repairing lease. The lease has approximately 8 years remaining at a passing rent of £80,000 per annum exclusive.

The two self contained flats produce a combined rental income of £30,240 per annum. Accordingly, the property as a whole currently generates a total combined income of £110,240 per annum.



## Viewing & Further Information



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