

**TO LET/  
MAY SELL**

**GRADE II LISTED THREE STOREY  
HOTEL/PUB (WITH BASEMENT) IN  
CENTRAL STORRINGTON**

**01903 236599**  
**[www.marshallclark.co.uk](http://www.marshallclark.co.uk)**



**THE WHITE HORSE, 2 THE SQUARE, STORRINGTON, WEST SUSSEX,  
RH20 4DJ**



**what3words**

**[nudge.globe.lousy](https://www.nudge.globe.lousy)**



**MARSHALLCLARK**

CHARTERED SURVEYORS AND  
COMMERCIAL PROPERTY CONSULTANTS

## GUIDE RENT £70,000 PAX

### LOCATION:

The property is located on the southern side of the High Street, overlooking The Square, to the central parts of Storrington. The High Street (A283) is the main through road in Storrington providing links to the A24 to the east and A29 to the west. Storrington is a town with an approximate population of 8,709 (census 2021). Storrington is situated around 10 miles to the north of Worthing and 13 miles to the south of Horsham. The property benefits from reasonable transport links with occupiers in Storrington including a Waitrose supermarket, various tearooms, estate agents, and takeaway establishments.

Local attractions to the property include Parham House, Goodwood Estate, Petworth, South Downs National Park, and Brighton.

### DESCRIPTION:

The property comprises a Grade II listed three storey hotel/pub (with basement), former Coaching Inn, with front access from the High Street and rear to the car parking area.

The accommodation is arranged to the ground floor as a main dining area to the right (west), a separate bar area to the left (east), private function/dining room, kitchen, separate male and female toilets. The basement is accessed from an internal staircase to the central parts with there being external access to the eastern side of the property.

To the first floor this comprises 9 en-suite letting rooms being accessed from the hallway.

The second floor consists a further 4 en-suite letting rooms with a separate owners/managers accommodation comprising double bedroom, and a kitchenette/living room.

Externally to the rear there is a small garden and 13 parking spaces.

The property has been vacant for a number of years so would benefit from a programme of refurbishment. The property presents a good opportunity for a party looking to establish a business in central Storrington with a number of letting rooms, dinning areas, and associated car parking.



# GUIDE RENT £70,000 PAX

## Further Information

|                               |                                                                                                                                                                                  |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VAT:</b>                   | We understand that VAT is not payable.                                                                                                                                           |
| <b>TENURE:</b>                | A new effective full repairing and insuring lease is available with terms to be negotiated or alternatively the landlord may sell the freehold.                                  |
| <b>FIXTURES AND FITTINGS:</b> | The property is currently vacant with previous tenants fixtures and fittings. These are available to an interested party.                                                        |
| <b>PHOTOGRAPHS:</b>           | Further photographs of the internals are available upon request.                                                                                                                 |
| <b>GUIDE RENT:</b>            | £70,000 PAX                                                                                                                                                                      |
| <b>GUIDE PRICE:</b>           | Price on application                                                                                                                                                             |
| <b>LEGAL COSTS:</b>           | Each party to be responsible for their own legal costs.                                                                                                                          |
| <b>EPC:</b>                   | D—76                                                                                                                                                                             |
| <b>RATES:</b>                 | Rateable Value £17,000 (2023 VOA List)                                                                                                                                           |
| <b>AML:</b>                   | In accordance with Anti-Money Laundering requirements, upon agreement of Heads of Terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made. |

Front Elevations



Rear Elevations

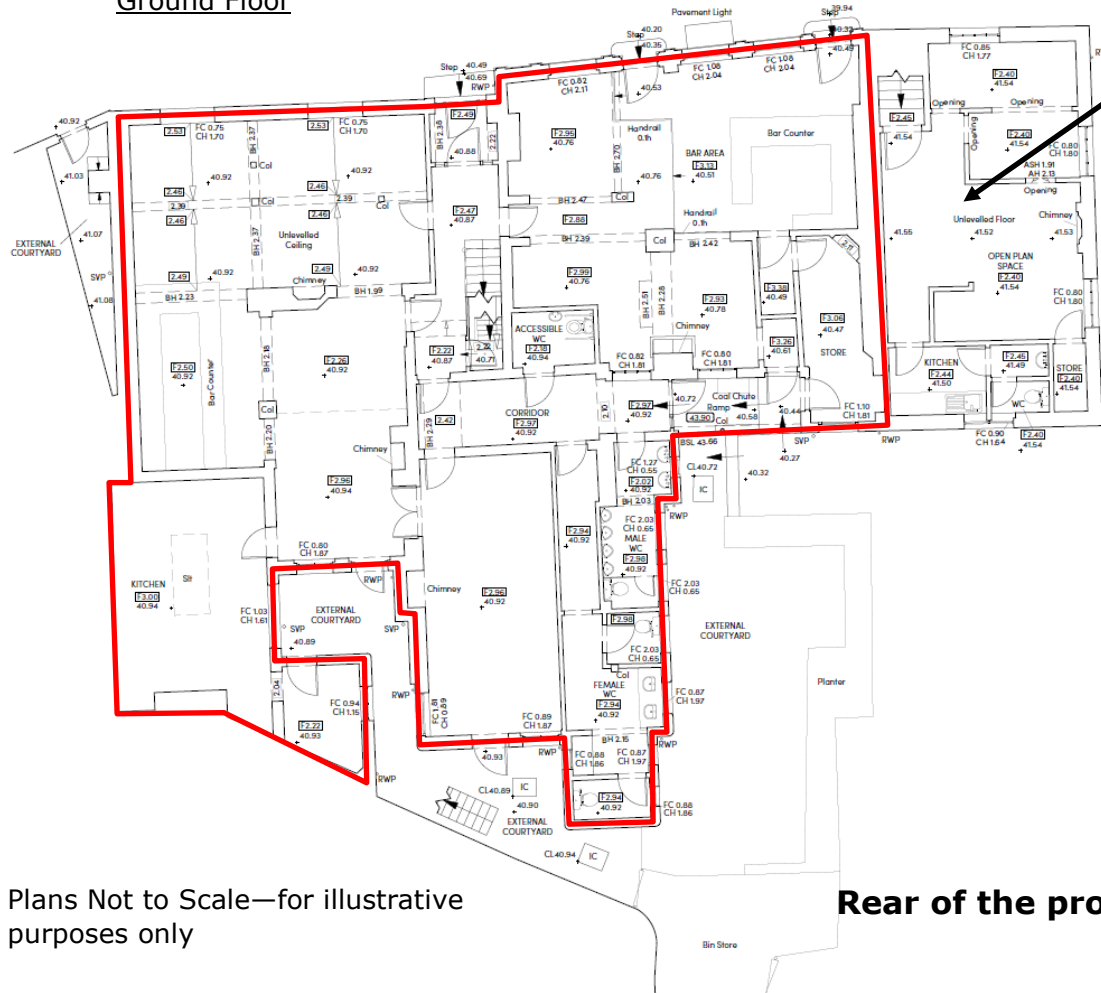


# GUIDE RENT £70,000 PAX

## Floor Plans

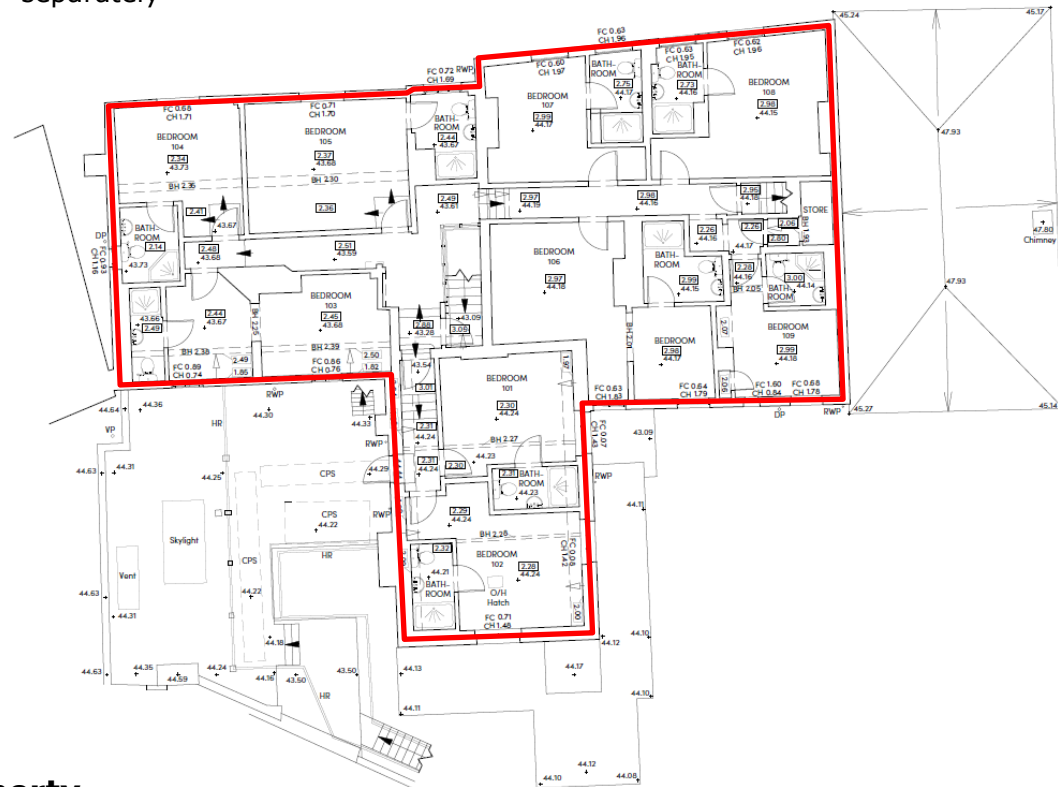
The accommodation is approximately outlined red

Ground Floor



First Floor

The Market Rooms 'To Let' separately



Rear of the property

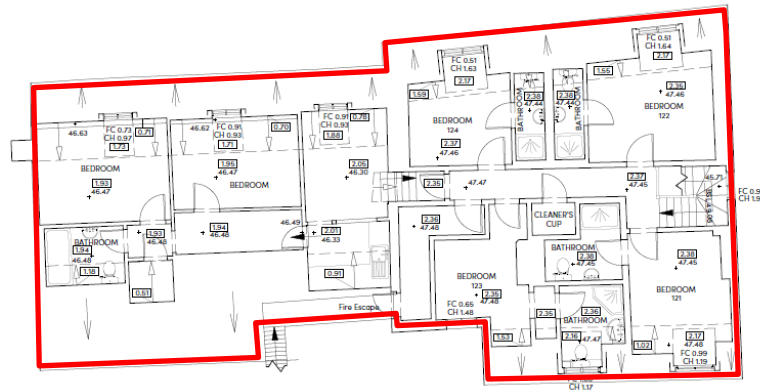
Plans Not to Scale—for illustrative purposes only

# GUIDE RENT £70,000 PAX

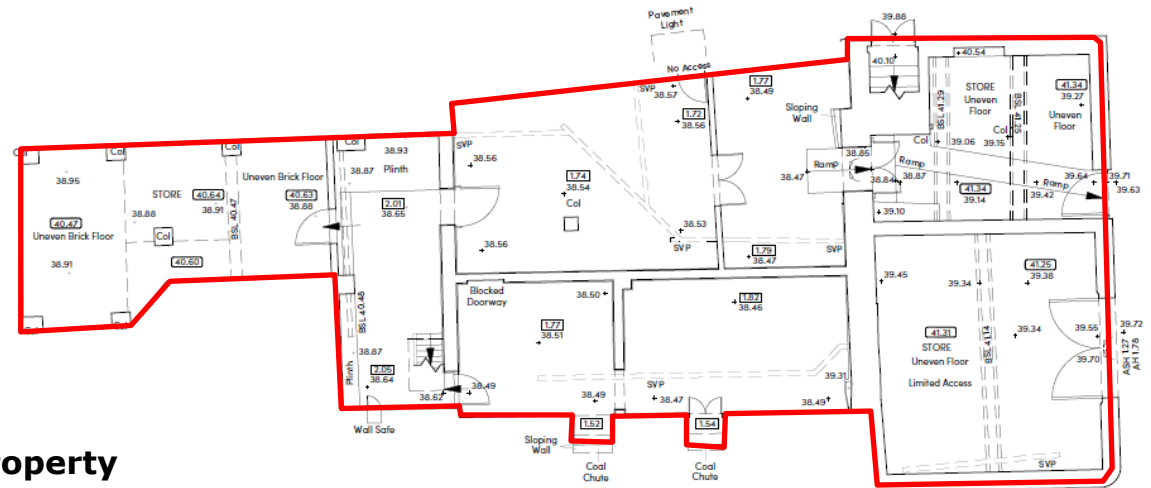
## Floor Plans

The accommodation is approximately outlined in red

Second Floor



Basement



**Rear of the property**

Plans Not to Scale—for illustrative purposes only



# HISTORIC FORMER COACHING INN

Ground floor bar space to the eastern side



Ground floor dinning area to the western side



Ground floor further dining area



Example of a letting room to the first floor



Example of a letting room to the second floor

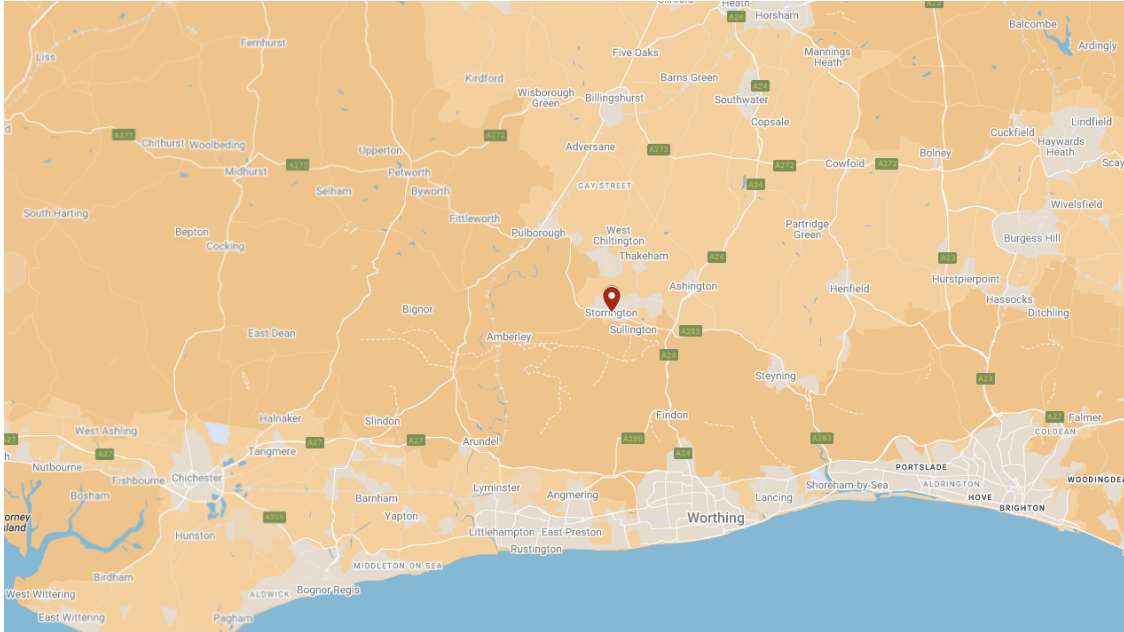


Owners/Managers accommodation



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**FOR MORE INFORMATION OR  
A VIEWING PLEASE  
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**May 2025**

