



THE SUN INN, HULVERSTONE, ISLE OF WIGHT, PO30 4EH
INGOING £49,950 WITH RENT OF £58,995 PER ANNUM

Hose Rhodes Dickson Commercial

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A Landmark Isle of Wight Freehouse Opportunity

The Pub – A 600 Year Old Island Landmark

The Sun Inn is one of the Isle of Wight's most iconic Grade II Listed thatched inns, with origins believed to date back over 600 years. An ale house is recorded on this site as early as 1816, and today the building retains all the warmth and authenticity of a true heritage country pub.

The bar area is rich in period character, featuring:

- Raised flagstone and stripped wood flooring
- Exposed stone and brick walls
- Window seats
- A traditional inglenook fireplace with log burning stove

The restaurant extension, completed in 2005, blends seamlessly with the original building and supports the pub's strong food-led trade. Across the bar, restaurant, and gardens, the pub now offers 150 covers, making it one of the most commercially capable rural venues in West Wight.

Additional features include:

- Ladies and Gents WC facilities plus a disabled WC
- A fully equipped commercial kitchen with prep, wash-up, utility/store room, walk in chiller and staff WC
- Extensive pub gardens with lawned areas, hedgerow boundaries, flower and shrub beds, and a children's play area

The Sun Inn is widely recognised as a community hub and a destination venue for locals and visitors alike.

Potential Accommodation – Untapped Revenue Stream

The property offers significant development potential to create a high value accommodation business, perfectly

aligned with the Isle of Wight's strong tourism market.

Opportunities include:

- Two en suite letting rooms within the existing upper floor of the inn
- Up to four external guest lodges, subject to planning permission

With its rural charm, coastal proximity, and established reputation, The Sun Inn is ideally positioned to become a sought after stay over destination. This represents untapped potential for new owners to expand revenue, attract year round visitors, and elevate the business to a new level.

Weddings & Special Occasions – A Proven, Prestigious Venue

The Sun Inn has long been a favourite setting for weddings, celebrations, and private events. It is well known locally for hosting numerous receptions, with marquees regularly erected in the gardens to create a magical, flexible event space.

Most notably, Benedict Cumberbatch held his wedding reception at The Sun Inn, cementing its reputation as a uniquely charming and high profile venue.

With its historic character, large gardens, and 150 cover capacity, the inn is perfectly suited for:

- Wedding receptions
- Marquee celebrations
- Private dining
- Corporate gatherings
- Seasonal events and community functions

The Sun Inn offers a rare opportunity to take on one of the

Isle of Wight's landmark freehouses under a secure long term lease, providing stability and confidence for incoming operators.

Key commercial advantages include:

Free-of-Tie Status

The pub is completely free of tie, allowing you to purchase all drinks and supplies from any supplier of your choice. This delivers significant cost savings compared with brewery tied models and gives operators full control over margins, product range, and brand partnerships.

Fixtures & Fittings Included

The sale includes all fixtures and fittings, enabling a smooth transition and immediate operational capability without the need for major upfront investment.

Terms

The Sun Inn is now available with an ingoing of £49,950. The property is ready for operators who wish to commence trading for the upcoming season, making this an exceptional moment to secure a high profile venue with strong year round potential.

Annual Rent: £58,995 for a 25 year secure lease. Rent reviews will be capped at 4% RPI. This reflects the scale, heritage, and commercial potential of the site, including its 150-cover capacity, extensive gardens, and event suitability.

Business Rates

The VOA shows a rateable value from April 2026 of £41,000, using the current UBR the rates payable will be circa £20,460.

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