



The Limping Fox

15-17 Rushett Road, Thames Ditton, Surrey, KT7 0UX

Leasehold £140,000

- Located in affluent Surrey/West London suburb
- Well-presented pub and eatery
- Bar and dining area for 67 covers
- Large trade decking and garden (150)
- Three bedroom owners/letting accommodation
- Free-of-tie business with strong turnover

Ref: 95249

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LOCATION

The Limping Fox is situated in the affluent Surrey/West London suburban village of Thames Ditton, a highly desirable residential location within the Greater London Urban Area. It sits upon the banks of the River Thames facing the Thames Path, Hampton Court Palace Gardens and neighbouring golf course. A clustered village, its commercial centre is spread across a winding high street and conservation area containing boutique restaurants, cafes, shops and businesses, surrounded by housing, schools and sports areas. The area is home to many facilities including the lawn tennis club, Esher College, grammar schools and hockey clubs.

Thames Ditton is within easy reach of rail connections to central London from Esher, Surbiton and Thames Ditton.

The Limping Fox is an attractive brick-built detached public house under a pitched slate roof. It sits within a residential area with ample on-road parking. The property has been well maintained and is presented to a high standard throughout.

TRADE AREAS

- BAR AND DINING AREA: A 'U' shaped trade space with central bar servery, stripped wood flooring and log burner. Incorporating a combination of booth, sofa and dining chairs and tables for 67 covers.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- TRADE KITCHEN: Equipped with extractor, two double deep fat fryers, four-burner range cooker, charrill, rational oven, fridges and freezers, microwaves and hot pass.
- FRIDGE, FREEZER and DRY STORE.
- BASEMENT CELLAR: With STOREROOM, OFFICE and chilled BARREL STORE.

OWNERS/LETTING ACCOMMODATION

Located at first floor level with its own separate entrance to the rear of the property comprising:

- THREE DOUBLE BEDROOMS.
- LIVING ROOM.
- BATHROOM.
- WC.

- FITTED KITCHEN.
- DECKED ROOF TERRACE.

EXTERNAL

- TRADE GARDEN: South facing with a combination of lawned and decked areas. Also incorporates a heated marquee, children's playframe and shed storage. 25 picnic tables with seating for 150.
- TWO TRADE YARDS.

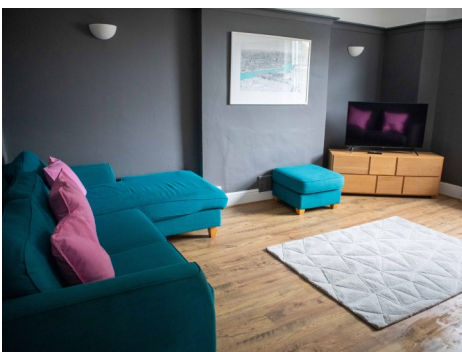
THE BUSINESS

The Limping Fox is an established community pub which has been transformed during the current owner's seven years of tenure, to provide a popular and family friendly pub and eatery. The food and drinks offering is well targeted at the local community offering a wide range of high quality wines, premium spirits, local ales and craft beers, including their own Limping Fox lager. The food offering revolves around homemade dishes and boasts strong online reviews. The business has won 'The Best British Roast Dinner' award for the South-East of England.

The business is proactively family run and draws in custom from their regular events including fortnightly quizzes, happy hours and art exhibitions.

The Airbnb accommodation above has recently been introduced to the business and offers entire use of the flat to groups and families visiting nearby Hampton Court Palace, Bushey Park and Kempton Racecourse.

It is our understanding that net turnover stands in the region of £540,000 per annum split approximately 50% to wet sales and 50% to dry sales. Accommodation sales are in addition which, for the period May to November 2024, have stood at £15,433 net of VAT. Further accounting details can be made available following a formal viewing.



TENURE & PRICE

LEASEHOLD £140,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The Limping Fox is held on a full repairing and insuring lease agreement from Tavern Prop Co, for a term of twenty years commencing 31st March 2017. The lease falls within the security provisions of the Landlord & Tenant Act 1954. Rent currently stands at £84,689 per annum (inclusive of VAT and insurances) and is subject to five yearly rent reviews and annual RPI adjustments. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held permitting the sale of alcohol by retail:

Sunday to Thursday: 10:00 - 00:30

Friday to Saturday: 10:00 - 01:00

SERVICES

All mains services are connected.

Local Authority: Elmborough Borough Council

Rateable Value as at 01 April 2023: £25,900



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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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