



THE APPLE TREE

Lion Green, Haslemere, Surrey, GU27 1JB

Leasehold £60,000

- 'Village Green' setting in busy commuter town
- Refurbished two-storey public house
- Modern presented bar (45-60)
- Five bedroom owners accommodation
- Large trade garden (80)
- Potential to incorporate an in-house food offering

Ref: 91570

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LOCATION

The Apple Tree is situated in the busy and affluent Surrey commuter town of Haslemere. The town lies approximately 12 miles south west of Guildford in the heart of the South Downs National Park. The town houses a number of national retailers including Tesco and M&S as well as traditional high street on Wey Hill, having a number of independent local retailers. The area is renowned for its education institutes including a large number of independent schools.

Haslemere lies a short drive south of the A3, a major arterial trunk road running between the M25 at Woking, to Portsmouth via Guildford. Haslemere boasts its own railway station with main line services into London Waterloo, Guildford and Portsmouth. Due to Haslemere's proximity to London, the area is a popular residence for those working in and around the capital and has grown to be an affluent commuter town.

The Apple Tree occupies a detached two storey public house of brick construction under a pitched tile roof. The property is situated on the corner of Wey Hill and Lion Road in an attractive "village green" setting. The property has been well invested in over recent years and is presented to a modern and high standard throughout.

TRADE AREAS

Entrance to front of property via lobby, into the FIRST OF 3 TRADE AREAS. The first area is presented with strip wood flooring, part panelled walls, and LED lighting. This area provides loose and booth seating for 20. This area houses 4 TV. Offset are LADIES WCs.

Second CENTRAL BAR AREA, presented in an inn keeping manner, dominated by the main bar servery which houses a wine chiller, double drinks fridge, triple drinks fridge, EPOS system and glass washer. This trade space has a flat screen TV, seating for 4 and room for more standing.

Third BAR AREA currently providing seating for 20 however with capability of providing seating for 40. It incorporates industrial lighting, darts board and two TVs. Offset are GENTLEMANS WCs and DISABLED WC. To the rear of the property is fully fitted TRADE KITCHEN equipped with an extractor hood, stainless steel clad walls, and commercial catering facilities including a pizza oven.

Ancillary areas including an office and BASEMENT CELLAR with delivery drop to the rear of the property.

OWNERS ACCOMMODATION

First Floor

- MODERN FITTED KITCHEN

- 2 x DOUBLE BEDROOMS
- DINING ROOM/DOUBLE BEDROOM
- BATHROOM
- SEPARATE WC

Second Floor

- LOUNGE/DOUBLE BEDROOM
- DOUBLE BEDROOM
- WALK IN WARDROBE
- EAVES STORAGE

EXTERNAL

To the front of the property is a TRADE PATIO with 3 picnic benches, this area overlooks the village green.

To the rear of the property there is an extensive TRADE GARDEN, part gravelled and part lawn. This attractive trade area provides a smoking solution and seating for 80 patrons.

OUTBUILDING storage, REAR YARD and PRIVATE PARKING for 3 vehicles

THE BUSINESS

Our clients have owned and operated at the Apple Tree for the past 9 years and have taken a run down "boozer" and converted it into a modern venue which appeals to clientele of all ages. The business predominately caters for residents in the local area and is popular for its events such as poker nights.

Trade profit and loss accounts for the year ending February 2022 show a net turnover of £227,745 with accounts for February 2020 producing a net turnover of £250,574. Accounts ending for the year February 2019 show a net turnover of £250,867. Further accounting details will be made available to serious parties following a formal viewing.

The Apple Tree does currently provide a food offering however this is via a third party. Trade figures for this element will not be available.

We are of the opinion that the Apple Tree would suit a hands on owner/operator who could further increase turnover by bringing the food offering back "in-house". Furthermore turnover could be increased with an increase in the number of events held such as quiz nights, steak nights, live music etc.



TENURE & PRICE

LEASEHOLD £60,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Apple Tree is held on a fully repairing and insuring lease agreement for a term of 20 years commencing 25 November 2003, expiring November 2023. The lease is from Heineken, which falls within the security provisions of the Landlord & Tenant Act 1954 and therefore renewable on a like-for-like basis. The lease is fully assignable. Rent currently stands at £50,890 per annum (inclusive of VAT and insurances). The lease is of partial tie, tied on beers and ciders, free-of-tie on wines, spirits, minerals.

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

Viewing strictly by appointment only.

LICENCE

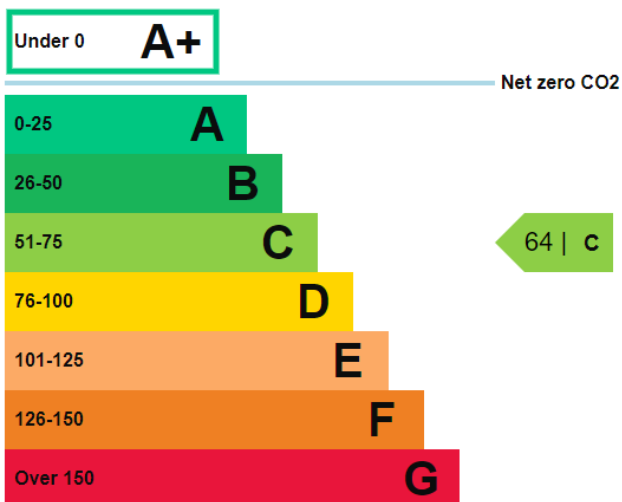
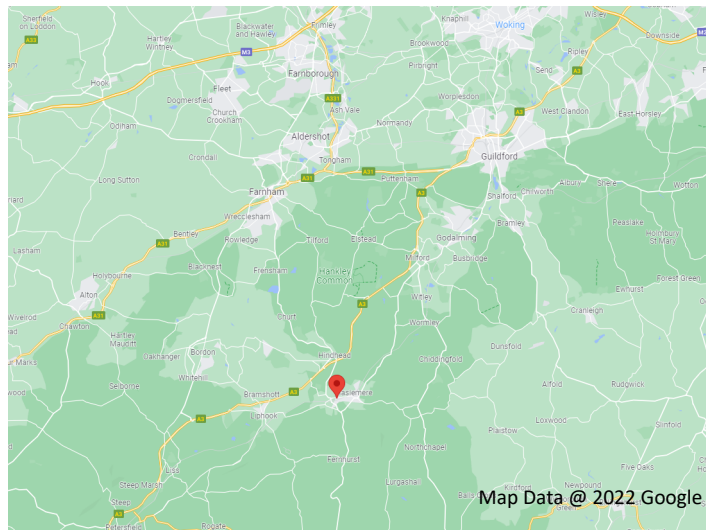
A full Premises Licence is held.

SERVICES

All mains services are connected.

Rateable Value: £11,700

Local Authority: Waverley Borough Council



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