



## **Bulls Head**

The Street, Ewhurst, Surrey, GU6 7QD

### Leasehold £20,000

- Central position in affluent Surrey village
- Prominent and extensively renovated property
- Two well presented trade areas (65-70)
- Seven superb en suite letting bedrooms
- Front trade patio (60-70)
- Prime opportunity to increase trade

Ref: 94396

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## LOCATION

The Bulls Head is situated in the large rural village of Ewhurst in Surrey, approximately 8 miles south-east of Guildford. The village boasts a large population in the region of 2,500 residents and forms part of the Surrey Hills Area of Outstanding Natural Beauty. This highly desirable area of the country is well known for its affluence.

The Surrey Hills offers some of the South East's best untouched countryside and has three long-distance walks running through it: the North Downs Way, the Greensand Way and the Pilgrims Way. As a result the area is popular with walkers and cyclists as well as those visiting Sayer's Croft and the numerous National Trust locations nearby including Leith Hill, Abinger Roughts and Rhododendron Wood.

The Bulls Head is a prominent and eye-catching property situated to the north end of Ewhurst village. The property was purchased in January 2021 as a closed and neglected Pub Company public house. Since then, the current owners have lovingly and painstakingly renovated this grand property, stripping it back to the bricks and starting afresh. As a result, the property is presented to an exceptional standard throughout with a fine attention to detail. The property comprises:

## TRADE AREAS

- RECEPTION
- BAR AND RESTAURANT: An open plan trade space presented with parquet and stripped wood flooring, log burner and flat screen TV. Seating for 40 - 45 centralised around a wood built BAR SERVERY with impressive coffee machine. SNUG AREA offset.
- BREAKFAST ROOM: Also known as the 'Balloon Room'. Presented with stripped wood flooring, vaulted ceiling and log burner. Seating for 20 - 24.
- WIDE ACCESS TOILET: With baby change facilities.
- GENTLEMEN'S TOILETS
- LADIES' TOILETS
- KITCHEN: Extensively equipped with a range of new commercial units including extractor, double deep fat fryer, four burner range cooker, pass through dishwasher, six burner range cooker, stand up Rational oven, flat top chargrill, commercial microwave and a range of undercounter fridges.
- OFFICE and STAFF AREA: Located at first floor level and includes a staff WC and PLANT ROOM.
- BASEMENT: Divided into a large STORAGE ROOM with laundry facilities and walk-in chiller, with chilled BARREL STORE offset.

## LETTING ACCOMMODATION

Located at first and second floor levels there are seven exceptionally presented en suite letting bedrooms, all equipped with air conditioning, key card entry and tea and coffee making facilities.

- 3 x DOUBLE BEDROOM with en suite shower
- 1 x DOUBLE BEDROOM with en suite bath and shower
- 1 x DOUBLE BEDROOM/TWIN BEDROOM with en suite shower
- SUITE: Double bedroom, en suite shower and two lounge areas
- SUITE: Double bedroom, en suite shower and lounge area

## EXTERNAL

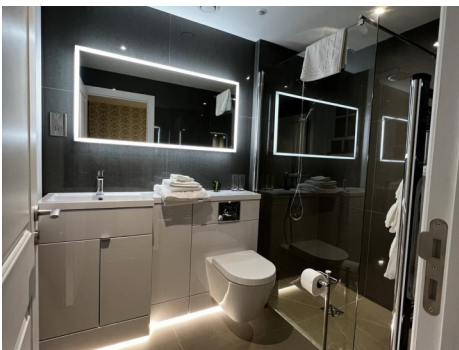
- FRONT TRADE PATIO: Highly visible for passing trade providing seating for 60 - 70.
- CAR PARK: Tarmac and with marked bays for 21 vehicles. Electric vehicle charging point.
- BARN: Outbuilding STORAGE with planning permission for demolition and the erection of a new two-storey building providing three additional en suite letting bedrooms, two store rooms, cycle store and studio apartment for staff use.

## THE BUSINESS

The Bulls Head has until recently run under a lease agreement with a third party, who have now vacated due to health reasons. The Bulls Head operates as an upmarket pub and eatery serving the needs of the affluent local residents and those living in the surrounding towns and villages. It also caters for walkers, cyclists and visitors to the area's numerous attractions.

Although full trade profit and loss accounts are unavailable, however it is our understanding that for the 12 month period ending October 2023, net turnover stood in the region of £557,000.

We are of the opinion that The Bulls Head would suit a hands on owner operator or passive owner with management team to instil. With the hotel rooms already thriving, a new operator could greatly increase turnover with the introduction of a new menu, focusing on the bar and dining aspect of the business. Furthermore, there is potential to incorporate morning trading by opening to the public for breakfasts and coffee.



## TENURE & PRICE

Our client will consider the creation of a new lease agreement on the following terms:

|                                       |                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LEASE PREMIUM</b>                  | £20,000 to include goodwill. Stock at valuation in addition.                                                                                                                                                                                                                                                                    |
| <b>TERM</b>                           | Up to 7 years                                                                                                                                                                                                                                                                                                                   |
| <b>LANDLORD &amp; TENANT ACT 1954</b> | Inside Part II Landlord & Tenant Act 1954                                                                                                                                                                                                                                                                                       |
| <b>ASSIGNABILITY</b>                  | Fully assignable subject to Landlord's consent                                                                                                                                                                                                                                                                                  |
| <b>DEPOSIT</b>                        | A deposit equivalent to 3 months' rent in advance plus personal guarantors if the lease is taken as a Limited Company                                                                                                                                                                                                           |
| <b>RENT</b>                           | Starting rent of £50,000 per annum, increasing by £5,000 per annum until the first rent review. Paid monthly in advance                                                                                                                                                                                                         |
| <b>RENT REVIEW</b>                    | Subject to rent reviews at market rent or RPI (capped and collared at 2% and 5.5%) at a frequency to be agreed, dependent on length of lease                                                                                                                                                                                    |
| <b>REPAIR LIABILITY</b>               | Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property |
| <b>FIXTURES &amp; FITTINGS</b>        | Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).                                                                                                                                                                                            |
| <b>TIE</b>                            | Free of all trade ties                                                                                                                                                                                                                                                                                                          |
| <b>INSURANCE</b>                      | The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent                                                                                                                                                                                                              |
| <b>VAT</b>                            | VAT will not be payable on the Premium but will be payable on the rental payments.                                                                                                                                                                                                                                              |

## LICENCE

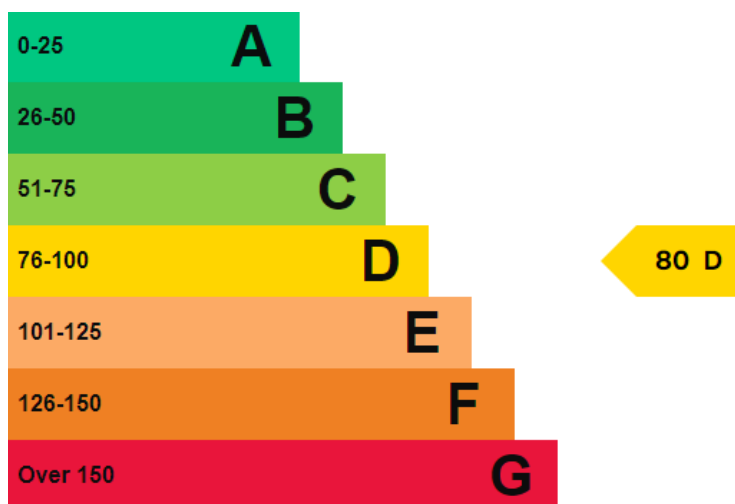
A full Premises Licence is held.

## SERVICES

All mains services are connected.

Rateable Value: £26,500

Local Authority: Waverley Borough Council



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