



The Swan Inn

16 High Street, Stanwell, Staines-upon-Thames, Surrey, TW19 7JS

Tenure: Leasehold

Price: £70,000

Ref: 96505

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Village location next to Heathrow Airport
- Public house close to road and rail links
- Two bar areas (30 – 40)
- 15 letting bedrooms
- Trade patio and car park (20 – 25)
- Held on a free-of-tie lease agreement

Location

The Swan Inn is situated in the Surrey village of Stanwell, the northernmost settlement in Surrey, bordering Berkshire and Greater London. The village sits upon the southern boundary of London Heathrow Airport and is formed from residential pockets and recreational land.

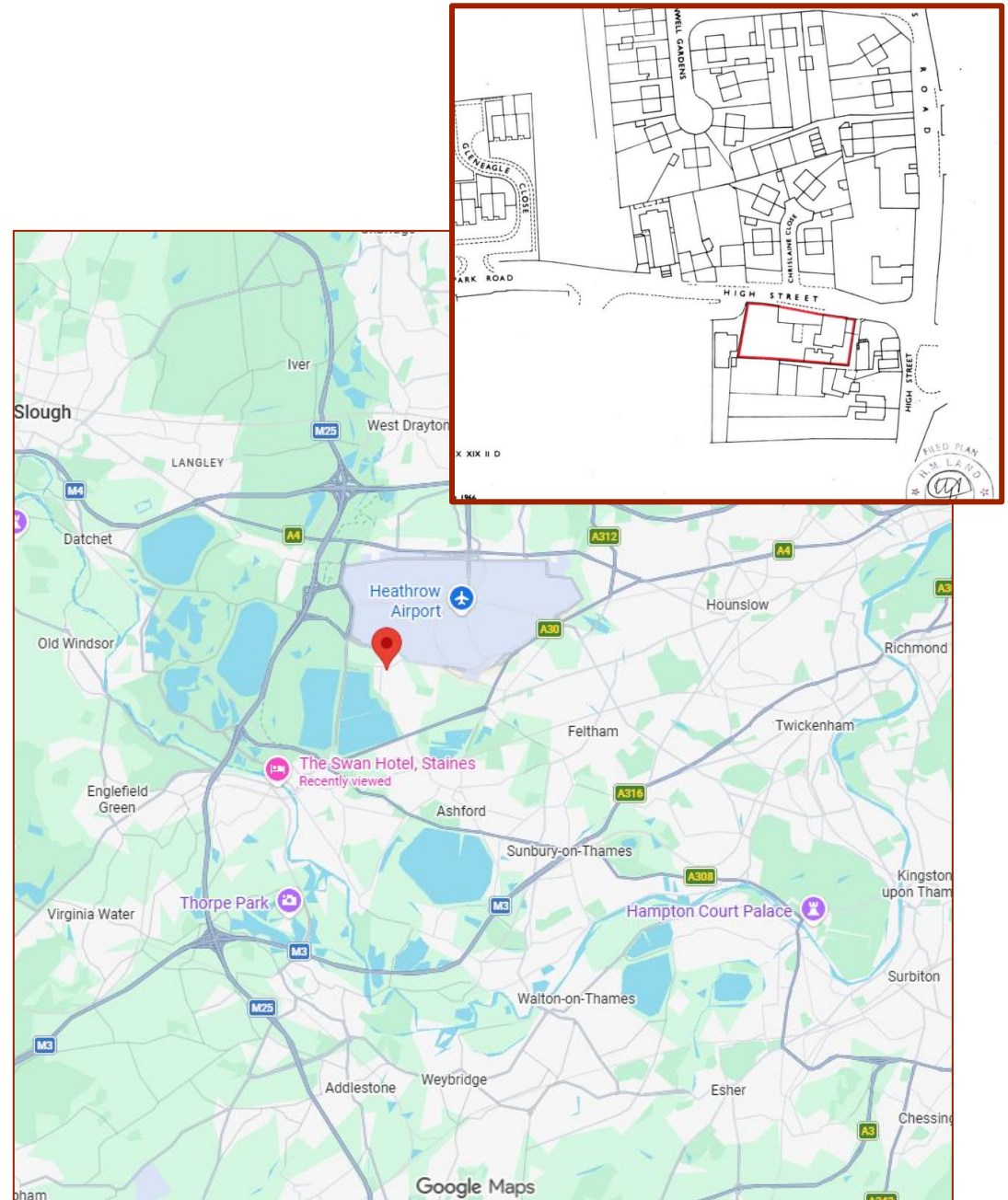
Stanwell lies a stone's throw from the M25 at junctions 13 and 14 and is easily accessible to all parts of the airport.

The nearest railway stations are Ashford (Surrey) (2 miles) and Heathrow Terminal 4 (2 miles) and Piccadilly Line London Underground Services from Heathrow Terminal 4.

The nearby large conurbation of Staines-upon-Thames houses a bustling retail hub and town centre.

The Property

The Swan Inn is a two-storey detached public house situated in the heart of the village.



Ground Floor

- BAR: Bar servery, laminate flooring, TV and seating for 18.
- PUBLIC BAR: With darts board, pool table and bar servery. Seating for 20-30.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- STOREROOM.
- KITCHEN (unused): With double pizza oven, double deep fat fryer and six burner range cooker.

First Floor

LETTING ACCOMMODATION comprising:

- TWO DOUBLE BEDROOMS WITH EN SUITE SHOWERS.
- THREE DOUBLE BEDROOMS.
- THREE SINGLE BEDROOMS.
- TWO SHOWER ROOMS.



Outbuilding – Ground Floor

- LOUNGE.
- TRIPLE BEDROOM WITH EN SUITE SHOWER.
- THREE SINGLE BEDROOMS.
- SHOWER ROOM.
- WC.

Outbuilding – First Floor

- TRIPLE BEDROOM WITH EN SUITE SHOWER.

External

- TRADE PATIO: Part-covered and capable of providing seating for 50 - 80.
- CAR PARK: Space for 20 - 25 vehicles. ANPR system installed.





The Business

The Swan Inn operates as a local public house with letting bedrooms accommodating airport layovers and workers to the area. It is our understanding that letting room occupancy stands between 80 - 90%.

Management accounts for the period ending 30th September 2025 show a net turnover of £168,704 and a net profit before tax of £62,200. Further accounting details can be made available following a formal viewing.

The Swan Inn would suit a hands-on operator who could increase turnover by reintroducing a food service or breakfast offering to residents, neither of which are currently offered.



Tenure & Price

LEASEHOLD £70,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Swan Inn is held on a full repairing and insuring lease from Wellington Pub Company, for a term of twenty years ending 26 March 2042. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £44,300 per annum set until March 2037. The lease is free-of all-tie.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £10,000

Local Authority: Borough of Spelthorne Council



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Business Mortgages

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