



Stephan Langton Inn

7 Friday Street, Abinger Common, Dorking, Surrey, RH5 6JR

- Stunning location in Surrey Hills
- Refurbished and well presented public house
- Bars & restaurant (84)
- Four bedroom accommodation
- Front trade garden (50)
- Available on attractive new free-of-tie lease

Leasehold | Nil Premium



LOCATION

The Stephan Langton Inn is located in the stunning and picturesque hamlet of Friday Street, on the gentle lower north slope of Leith Hill in Surrey. It is a wooded head water ravine, just to the south of Wotton. The area is popular with walkers enjoying the surrounding countryside and Surrey Hills Area of Outstanding Natural Beauty, Tillingbourne Waterfall, Wotton House and the hamlet's hammer pond.

The Hamlet lies a short drive south of the A25 which connects Dorking to Guildford. Furthermore, the A24 provides fast dual carriageway access to Horsham in the south and the M25 at Leatherhead. Mainline railway services are available from Gomshall and Dorking with regular services to London Victoria and London Waterloo. Due to the desirable location and strong communications in the area this area of Surrey is a popular residence for those working in the City.

The Stephan Langton Inn occupies a two storey brick built property under a pitched tiled roof, built in the early 1930's on the site of a more ancient building. The property has been well maintained and is presented to a high standard throughout.

TRADE AREAS

Entrance from front of property into entrance hall, with refurbished male and female WC's offset.

Offset from the entrance hall is access to a traditional yet modern BAR AREA housing a log burner and bar servery with two double drinks fridges, EPOS till system and glasswasher. This area provides seating for 14 with a further 6 sat at the bar.

This in turn leads to a SNUG BAR with its own bar servery and seating for 16. This is predominately used as a dog friendly area.

To the rear of the property there is a purpose built RESTAURANT AREA which is bright, spacious and presented in an in keeping manner with the style of property. With stripped wood flooring, exposed timbers and a log burner, the restaurant currently configures to provide seating for 48.

Centrally located within the property there is a waiter area which houses a coffee machine, coffee grinder, undercounter fridges, two wine chillers and dry store racking.

To the rear of the property there is a fully fitted TRADE KITCHEN equipped with non slip flooring, extractor, double upright stainless steel fridge, hot passes, convection oven, plate warmer, bain marie, double deep fat fryer, six burner range cooker, commercial wash-up facilities, three microwaves, upright fridge, undercounter fridges and a dry store/pantry.

OWNERS ACCOMMODATION

Located at first floor level there is deceptively spacious owners accommodation comprising of LANDING/OFFICE, THREE DOUBLE BEDROOMS, DRESSING ROOM, BATHROOM with walk-in SHOWER, WC, KITCHEN, AIRING CUPBOARDS and LIVING ROOM/DOUBLE BEDROOM.

EXTERNAL

To the front of the property there is a TRADE PATIO which provides picnic bench seating for 50. Furthermore, there is a CAR PARK AREA with space for 12 vehicles which is held under a licence from the local landowner which is dealt with by the landlord.

To the rear of the property there is a private PATIO AREA neighbouring a stream and access to a large LAWNED AREA to the rear. Although this is currently used for private use this area could well be incorporated into the business subject to third party permission.

Also located to the rear of the property there are three storerooms and two outside WC's/storage.

THE BUSINESS

The business has for many years operated under a traditional tenancy agreement. The business has long been a destination food led venue which also enjoys a loyal local drinking trade and greatly benefits from walkers and shooting parties. It is our understanding that trade is currently split approximately 30% to wet sales and 70% to dry sales generating a gross turnover in the region of £450,000. Please note that these figures are indicative and no warranty as to the accuracy of these figures is given. No trade accounts are available.

Interested parties must satisfy themselves as to current and potential trade levels, gross profit and profitability of the business giving due regard to location, size and demographics of the area.



TENURE & PRICE

LEASEHOLD NIL PREMIUM. Trade fixtures and fittings as described above are to be purchased from the Landlord for the sum of £9,000.

A new Tenancy agreement is available from a private Landlord as follows:

- Non-assignable part repairing and insuring agreement
- For a term of 5 years
- Excluded from Part II Landlord & Tenant Act 1954
- £40,000 rent per annum paid monthly in advance
- Rental deposit equivalent to 3 months rent
- Tenant to pay the annual buildings insurance premium
- Free of all trade ties

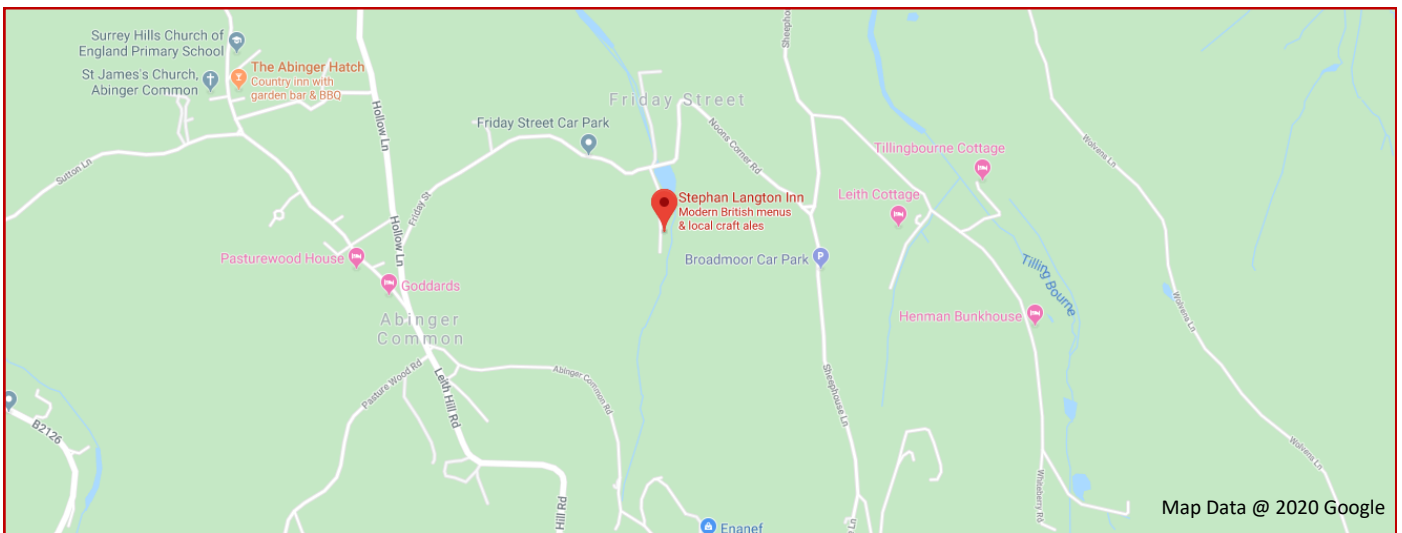
All negotiations are subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the above as a minimum. Credit checks, covenant references and suitability references will be considered by the landlord. No direct approach to be made to the business.

LICENCE

A full Premises Licence is held.

SERVICES

Mains electricity, water and drainage. Oil fired boiler for central heating and hot water. Cooking appliances via calor gas. Rateable Value is £17,000.



More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

91 This is how energy efficient the building is.

Technical Information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 344
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 155.75
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
35 If newly built
102 If typical of the existing stock

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