



The King's Head

*Church Square
Shepperton
TW17 9JY*

*Leasehold: Nil Premium
Annual Rent: £35,000*

Ref: 2457373

KEY HIGHLIGHTS

- 16th Century Coaching Inn
- Character property with traditional features
- Trade space for over 70 covers
- Commercial kitchen and 3 bed accommodation
- Enclosed courtyard with space for 20 covers
- 393 square meters - EPC Rating C



DESCRIPTION

The King's Head has been a staple of the Shepperton Community due to its prime location at the heart of Church Square. The building is a two-storey, semi-detached property with a pitched, tiled roof. Internally, the property is awash with tradition features and character. Serving the local parish community and tourists visiting the area and using local hotels, this 16th century public house is a fantastic opportunity for experienced pub operators.

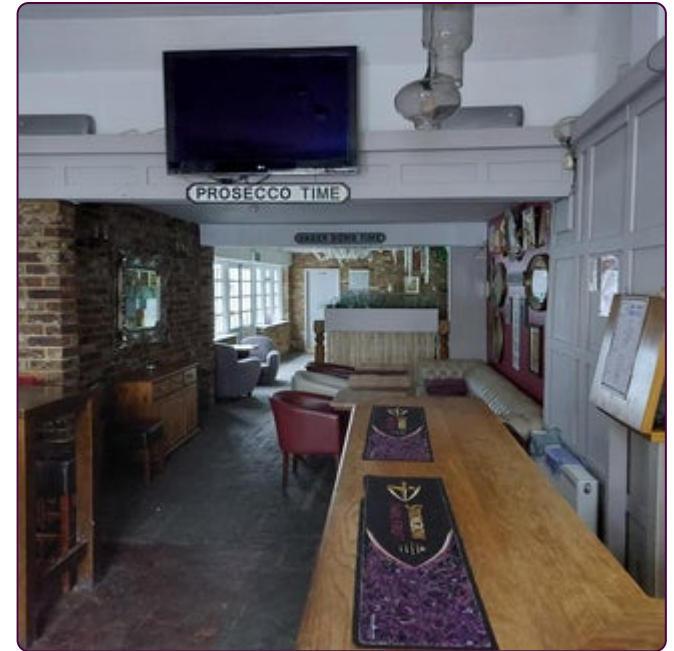
LOCATION

The Kings Head is a 16th century coaching inn located in the idyllic setting of Church Square, Shepperton.

Shepperton is a characterful, urban village on the north bank of the River Thames. The village is just off the M3 and in walking distance of Shepperton train station which offer direct links to London Waterloo. Church square is situated in Old Shepperton and contains the village parish, the King's head and two hotels, the Warren Lodge and the Anchor (the latter is currently closed).

TENURE

The property is offered on a fully repairing and insuring lease for a term of 20 years. The annual rent is to be £35,000 per annum and will be reviewed every 5 years. Rent will be subject to annual RPI increases, collared at 2.5% and capped at 5%. A 6 month deposit and personal guarantees will be sought by the landlord.



GROUND FLOOR

This character property has traditional features, inglenook fireplaces and exposed beams throughout.

- On entry to the premises you are faced with the bar which serves the entire pub.
- The front of the pub has space for approximately 50 covers.
- The rear trading area, set down some steps, has space for approximately 20 covers.
- There is a commercial trade kitchen with extraction and services.
- Supporting the kitchen is a preparation and fridge/freezer storeroom with dry store.
- There is a separate beer and ale cellar on the ground floor.



EXTERNAL DETAILS

The enclosed external courtyard consists of a secure and covered, patio seating area to the side of the property with space for 20 seats. There is street parking available on the square.

THE OPPORTUNITY

This opportunity suits a community focussed operator with public house experience. With nearby hotels and the idyllic church setting providing footfall and interest from both the local community and tourists to the area, there is a fantastic opportunity to put this characterful pub back at the heart of the village. The business can provide a range of drinks and fresh, homemade food in its traditional and comfortable surroundings. The catering kitchen and internal trade space provide a fantastic platform for a food operation so experience in catering is important.

TRADING HOURS

The business has been closed since May 2023. The licensable hours are as follows:

- Monday to Thursday 10:00am - 11:00pm
- Friday to Saturday 11:00am - 00:00am
- Sunday 12:00pm – 12:00am

. A copy of the licence will be available to view on request.

OWNER'S ACCOMMODATION

The owners accommodation consists of three double bedrooms, living room, kitchen, bathroom, office and a separate WC.

BUSINESS RATES

The VOA lists the property as a public house with a rateable value of £24,000 from April 2026. The local authority is Spelthorne Council.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



DAVID WILSON

Associate Director

T: +44 7764 241 364

E: david.wilson@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

