

THE FOX

1 Pinfold Lane, North Luffenham, Oakham, Rutland, LE15 8LE

FREEHOLD: £850,000 | REF: 5752418

CHRISTIE & CO

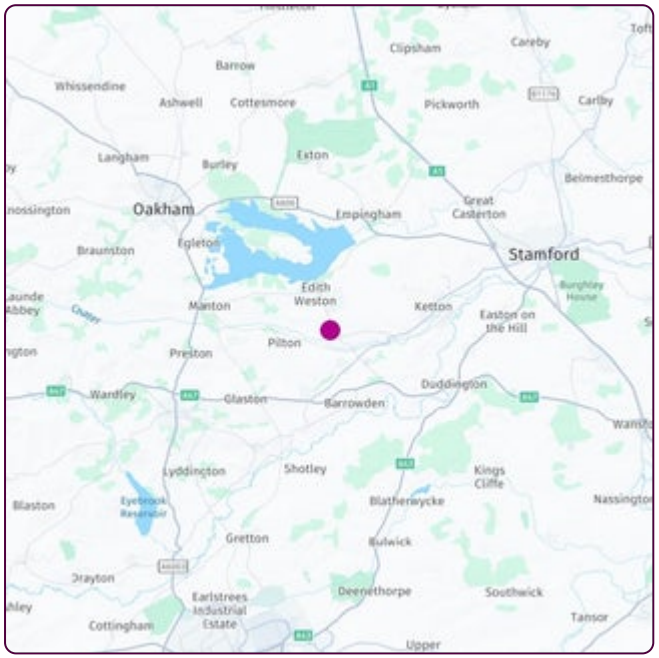
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KEY HIGHLIGHTS

- Characterful features throughout
- Turnkey lifestyle opportunity
- Turnover £652,019 | EBITDA £145,008
- Immaculate two-bedroom owners flat
- Affluent location near Rutland Water
- Two stone outbuildings for conversion STPP | Energy rating C





LOCATION

The Fox occupies a prominent position in the attractive Rutland village of North Luffenham, one of the county's most desirable and sought-after residential locations.

The village lies immediately south of Rutland Water, approximately seven miles west of Stamford and provides excellent access to Oakham and Uppingham.

Rutland is renowned for its picturesque countryside, affluent catchment population and year-round visitor economy. The property benefits from close proximity to Rutland Water, one of the UK's premier leisure and tourism destinations, attracting walkers, cyclists, sailing enthusiasts and holidaymakers throughout the year.

The surrounding area is characterised by attractive villages, quality residential housing and a strong demographic profile, supporting both destination dining and local trade.

DESCRIPTION

The Fox is a characterful and highly regarded village pub that successfully combines traditional charm with a high-quality food and drink offering. Having undergone a comprehensive refurbishment in 2014, the property has been meticulously maintained and presented throughout, creating a warm, welcoming environment for both local patrons and destination visitors.

Renowned for its quality home-cooked food, The Fox has established an excellent reputation across the wider area, with its popular Sunday lunches attracting a loyal following. The menu is complemented by a carefully curated drinks offering, including a regularly rotating selection of local cask ales, premium beers, wines and spirits.





INTERNAL DETAILS

Internally, the pub offers a range of well-defined trading areas centred around an attractive handcrafted bar servery, complemented by booth seating, bar stools, and a feature log burner. A comfortable lounge, with further log burner, and separate restaurant area provide circa 45 covers.

The first floor comprises a versatile function room known as The Den, featuring TV screens and a darts area, making it particularly popular with the local rugby community. The space is ideally suited to private hire, functions, and events.

The first floor has been converted to a function room known as "The Den". This room has a darts board and TVs for an avid local Rugby crowd. The room is well suited for private hire and events.

The commercial kitchen is located behind the bar, with additional storage and ancillary space, as well as customer WCs completing the trading area.

THE OPPORTUNITY

This turnkey pub is perfect for a range of buyers. Local operators can add a profitable and well fitted business immediately into their portfolio.

Lifestyle buyers will benefit from well sized and manageable business in a supportive community, with terrific accommodation to make the pub your home.

Additional opportunity is presented via two outbuildings, which could have alternative use opportunity. One of the out buildings has previously had planning consent to convert to short stay accommodation.





STAFF

The Fox is currently staffed by a management team employed by the owner. We have been advised that the manager will not be subject to TUPE.

TRADING HOURS

Opening Hours: Mon-Tue 5pm-10:30pm | Wed-Thu 12pm-3pm & 5pm-11pm | Fri-Sat 12pm-11pm | Sun 12pm-9pm

Food Service: Mon-Tue 5:30pm-8:30pm | Wed-Thu 12pm-2pm & 5:30pm-8:30pm | Fri 12pm-2pm & 5pm-9pm | Sat 12pm-2:30pm & 5pm-9pm | Sun 12pm-6pm.

BUSINESS RATES

Current Rateable Value (1 April 2026 to present) - £28,500

TRADING INFORMATION

Turnover | £652,109
EBITDA | £145,008

Trade is evenly balanced, with food and wet sales each accounting for approximately 50% of turnover.

Full trading information will be made available to qualified buyers.

TENURE

Free of tie freehold premises. The property is not elected for VAT

OWNER'S ACCOMMODATION

The Pub offers owners or managers an immaculate two bedroomed flat, consisting of a well apportioned lounge, dining room and kitchen, two spacious double bedrooms and a modern bathroom suite.

FIXTURES & FITTINGS

Fixtures and fittings are included.











2nd Floor



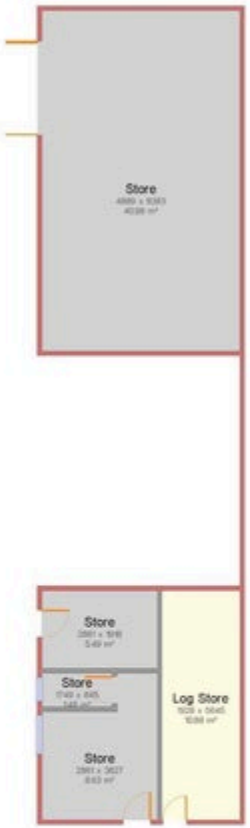
1st Floor



Basement



Ground Floor



EXTERNAL DETAILS

The pub sits on a near 1/4 acre plot, with a good sized car park, two external trading areas and two outbuildings that are currently used for storage.

One of the outbuildings has had previous planning permission to convert into short stay accommodation. This planning has lapsed but represents further opportunity.







DEBT & INSURANCE ADVISORY

FINANCE

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CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

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



JONTY GREEN
Business Agent
T: +44 7715 806 592
E: jonty.green@christie.com

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