



Inn on the Pond

- Delightful quintessential Country Pub
- Character pub next to pond and cricket pitch
- Three section bar with separate dining room
- Potential for food-led trade
- Outstanding opportunity in affluent location
- 5-year tenancy or flexible long lease terms available

Nutfield Marsh Road, Nutfield, Redhill, RH1 4EU

Leasehold: £25,000

Annual Rent: £40,000

Ref: 4256568

THE OPPORTUNITY

Classic country pub with many attributes that can contribute to its success. Set as it is overlooking open countryside with trade gardens next to a pond and views of the local Nutfield Cricket ground there is also existing space to extend into and unused gardens to the rear.

Our clients Shepherd Neame are looking to let the business on either a 5-year tenancy or longer term lease with an adjusted tie, on full repairing and insuring terms.

DESCRIPTION

Whilst there is reported to have been a building on this site since 1520 it only became a pub in 1988. In the past it has been a factory, guest house and country club with squash courts and swimming pool.

Parts of the current building are Grade II listed and to the rear is a large two storey extension which previously housed the two squash courts. This is mainly storage currently but could be put to better use.

With gardens front and back and a large car park the entire site is approximately 1.2 acres.



INTERNAL DETAILS

Central canopied entrance into the main bar in three areas around a large central fireplace. Each area has exposed timbers, brickwork and part stone floors. Range of loose seating for 60 with bar servery on one side.

Steps to dining area with views to rear garden provides around 54 covers.

Centrally placed ladies and gents toilets.

At one end of the dining area is the large commercial kitchen with extraction. This leads to a number of stores and the former squash court area. There is a level cellar behind the bar with rear access.

LOCATION

The Inn on the Pond is set in open Surrey countryside but surrounded by transport links and activities that draw people from a wide radius.

Three miles east of Redhill, it is close to the A25, Junction 8 of the M25/M23 and just 12 miles north of Gatwick Airport.

In addition to the local Cricket club, there is Nutfield Biodiversity Park for walkers, Mercers Lake with a water sports centre and Nutfield Priory Hotel.





EXTERNAL DETAILS

Standing in c.1.2 acres The Inn on the Pond is accessed via a shared private road with adjoining properties. There is a large, paved car park to the side for 50 vehicles.

A major attraction is the garden to the front overlooking the pond and countryside. There are bench tables for over 70 people on two lawned areas. To the rear is a large unused garden area which used to house the swimming pool. There are also 2 outbuildings, one of which used to be for staff.

OWNER'S ACCOMMODATION

On the first floor is a manager's office, and a 2-bedroom flat plus smaller 1-bed flat with separate access.

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price quoted and a full inventory will be provided.

TRADING INFORMATION

The property is part of a larger tenanted estate and there is no turnover information available. Some supply volume information is available as the business is currently held on a tied lease agreement.

With it being an excellent location in a popular area of Surrey, it is felt that an entrepreneurial tenant will be able to identify and retain a consistent local clientele as well as take full advantage of the summer boost.

OTHER INGOING COSTS

An incoming tenant will be expected to pay for the following in addition -

Trade deposit - £5,000

Contract deposit - £500

Maintenance Scheme - £1,000

Training deposit - £1,000

With stock and crockery in addition estimated at £5,000

Provide proof of Working Capital for at least £10,000

TENANCY

The business can be let on a 5-year tenancy agreement from Shepherd Neame with a full tie for drink supply. There would be limited liability for the repair of the building much of which will be maintained by Shepherd Neame.

It is proposed that the commencing rent will be £40,000 per annum.

Alternatively, consideration will be given to a longer-term lease, with an adjusted tie, on full repairing and insuring terms. Full details on request.

STAFF

Any remaining staff will transfer with the business in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.

TRADING HOURS

The premises currently trade 7 days a week, opening at midday, closing at 10pm Monday and Sunday, 11pm the remainder of the week. There is scope to increase these hours to attract a morning trade in the summer.

BUSINESS RATES

The current rateable value according to the VOA as at 2023 is £24,600. The local authority is Tandridge District Council.



DEBT & INSURANCE ADVISORY

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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:



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