THE WELL HOUSE INN

Chipstead Lane, Coulsdon, CR5 3SQ

LEASEHOLD: £150,000 ANNUAL RENT: £49,425 | REF: 2457397

CHRISTIE & CO

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KEY HIGHLIGHTS

- Prominent roadside position on Chipstead Lane
- Up to 80 Internal Covers
- Turnover over £700k net per annum
- Private residential accommodation included
- Large external seating and beer garden
- 382.7 m2 / Energy Rating D

LOCATION

The Well House Inn is a traditional countryside pub located on Chipstead Lane in the hamlet of Mugswell, Coulsdon, Surrey (CR5 3SQ), set within the rolling landscape of the Surrey Hills. It is easily reached by road from nearby areas such as Coulsdon, Banstead, and Tadworth, with convenient parking available on site, while its slightly tucked-away position gives it a peaceful, rural feel away from busy main routes. The inn is surrounded by woodland, open countryside and popular walking routes, making it a favoured stop for walkers and visitors exploring the area, and it is named after the historic St Margaret's Well, a local landmark in the pub garden, recorded in the Domesday Book. For those travelling by public transport, nearby rail stations including Kingswood, Tadworth and Chipstead are all within a short drive, providing connections into central London and across Surrey. Overall, the location combines scenic rural charm with good accessibility, creating a relaxed destination that still benefits from strong transport links.

TENURE

This is an opportunity to acquire an existing 20-year, fully repairing and insuring, leasehold with 9 years remaining, contracted in to the landlord and tenant act 1954 at a passing rent of £49,425 pa, subject to five-yearly rent reviews. The landlord will likely require a 3-6 month deposit and/or personal guarantees. Please note, rent is paid monthly in advance.

DESCRIPTION

The Well House Inn is a charming, characterful country pub that perfectly blends historic charm with a warm, contemporary hospitality offer. Nestled in the picturesque Surrey Hills, this beautifully presented venue features traditional interiors with period details, alongside inviting bar and dining spaces that create a relaxed yet refined atmosphere. Known for its welcoming ambience and strong local following, the pub offers a versatile layout ideal for both casual dining and special occasions, complemented by a well-regarded food and drink offering. Externally, a generous garden and outdoor seating areas provide an attractive setting for guests to enjoy the surrounding countryside, making the Well House Inn a destination venue that appeals to both locals and visitors seeking an authentic English pub experience.

TRADING HOURS

The opening hours of the premises are as follows:

- Wednesday to Saturday 12pm to 11pm
- Sunday 12pm to 10pm

Licensable activities authorised by the licence include: Sale of Alcohol.

Licensed opening hours:

- 9am to 12am Monday to Saturday
- 9am to 11pm Sunday

THE OPPORTUNITY

With a strong existing reputation for quality food and drink, the business offers immediate trading potential, underpinned by a loyal local customer base and consistent destination appeal. The property's combination of traditional internal trading areas and attractive outdoor space provides scope to further enhance revenue streams, particularly through events, seasonal trading and premium dining experiences. Incoming tenants will also benefit from the pub's excellent accessibility to affluent surrounding catchments and nearby commuter links, creating opportunities to drive both weekday and weekend trade. Overall, the asset offers significant potential for growth through active management, targeted marketing and continued development of its food, drink and experiential offer.

GROUND FLOOR

- Public Bar: Traditional main bar area
- Ground Floor Cellar: Direct service access
- Internal Covers: Circa 20 bar / 36 restaurant / 12 conservatory
- Kitchen: Fitted with walk-in fridge
- Office: On-site admin space
- Kitchen Storage (Outbuilding): Additional storage space

OWNER'S ACCOMMODATION

- 2-Bed Flat: Self-contained accommodation with Kitchen and Bathroom
- 3-Bed interlinked Flat: Additional staff accommodation with Kitchenette and Bathroom

EXTERNAL DETAILS

- Beer Garden: Circa 160+ covers
- Outdoor Function Area: 80-seater with dedicated bar
- St Margarets Well Feature
- Main Car Park: Capacity for approx. 40 vehicles
- Overflow Car Park: Additional parking for approx. 80 vehicles

FIXTURES & FITTINGS

Trade fixtures and fittings in the property are included in the sale.

STAFF

The proposed purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations. Prospective purchasers should complete their own enquiries and due diligence to satisfy themselves as to the rights, contracts and obligations that may run with the property and business, and also the registrations, licences, permits and certificates required to trade.

TRADING INFORMATION

Trading information provided shows that as of January 2026, the business generated an annual turnover of just over £700k net of VAT. Full Trading Profit and Loss Accounts will be made available to seriously interested parties on request after a formal viewing of the business has been undertaken.

BUSINESS RATES

The VOA lists the property with a rateable value of £38,000 from April 2023. The local authority is Reigate & Banstead.

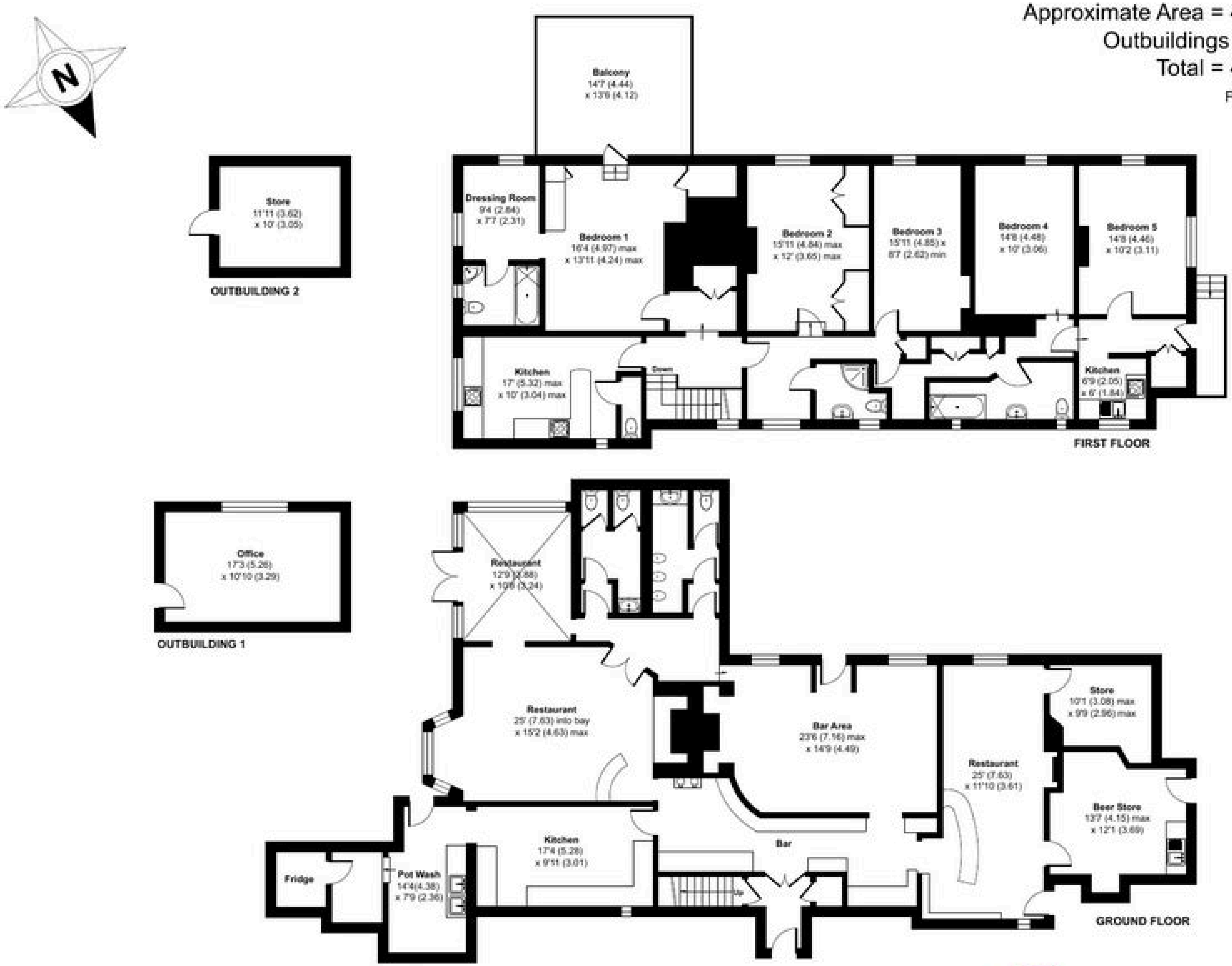
REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser will be required to hold a Personal Licence and to apply, at their own expense, for the transfer of the Premises Licence (subject to approval by the licensing authority).

The leasehold is to be sold as a trading going Concern (TOGC). VAT may be payable, in addition, at the prevailing rate.

Chipstead Lane, Chipstead, Coulsdon, CR5

Approximate Area = 4031 sq ft / 374.4 sq m
Outbuildings = 305 sq ft / 28.3 sq m
Total = 4336 sq ft / 402.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1478206

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

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CONTACT

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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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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.

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