

Withies Inn

Withies Lane
Compton
GU3 1JA

Leasehold: £80,000
Annual Rent: £115,000

Ref: 3867965

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KEY HIGHLIGHTS

- Grade II Listed 16th Century Pub
- Restaurant & Bar 120+ covers
- Seven ensuite bedrooms
- T/O £1,361,806 y/e 31 December 2025
- Mature beer garden for 100+
- Large car park for 60 cars. EPC Instructed



DESCRIPTION

This charming traditional public house, originally dating from the 16th Century, has been thoughtfully extended to the sides and rear, offering a blend of historic charm and modern amenities.

The property is Grade II Listed and situated within a conservation area, adding to its historical significance and appeal.

The ground floor features a standard lounge bar and restaurant layout, accommodating a total of 120 covers. This spacious area is perfect for both casual dining and larger gatherings.

The property boasts inviting outside seating areas, including a heated covered patio and a trade garden, providing over 100 covers. These outdoor spaces offer a comfortable and enjoyable environment for patrons throughout the year.

To the front of the property, there is a convenient 10-space car park. Additionally, a larger car park to the rear which is leased, from a local landowner and accommodates approximately 50 cars, ensuring ample parking for guests.

The overall site extends to 2,884 sq m (0.71 acres), which includes the leased car park area. This expansive site offers significant potential for various uses and further development.

Website: https://www.thewithiesinn.com

LOCATION

The Withies Inn is situated in the picturesque village of Compton, located in the Guildford district of Surrey. This charming village offers convenient access to the A3 London to Portsmouth trunk road, making it easily reachable for visitors.

Compton is a village and civil parish that lies directly on the historic Pilgrims' Way, adding to its rich historical significance. The village is also traversed by the North Downs Way and boasts a large conservation area, enhancing its natural beauty and appeal.



GROUND FLOOR

- Public bar and restaurant – approximately 120 covers in total
- Restaurant function area
- Male and female toilets
- Fully equipped commercial kitchen
- Staff room and WC
- Bottle store, wine store and boiler room
- Ancillary storage
- Office
- Beer cellar

LETTING ACCOMMODATION

Seven charming letting rooms, including two suites and five double rooms, each equipped with a flat-screen TV, free WiFi, and an à la carte breakfast.

Six of the rooms are situated in two renovated buildings on either side of the plot, each with its own private entrance.

Additionally, there is one more room located above the pub at the rear of the property, accessible via a separate staircase. This room boasts a balcony overlooking the rear fields.

OWNER'S ACCOMMODATION

The residential accommodation includes two double bedrooms, a sitting room and a bathroom. This space is accessed via a staircase from the restaurant, with no independent access.

TRADING HOURS

Monday - Saturday 11:00 to 23:00
Sunday 12:00 to 16:00

BUSINESS RATES

The Rateable Value as per the April 2026 Ratings List is £94,000. Conformation of actual rates payable should be sought from the Local Authority.

EXTERNAL DETAILS

Externally, the property offers parking for 10 cars at the front and approximately 50 cars at the rear, with part of the rear car park being leased.

The trade garden, located at the front and side of the pub, is equipped with both covered and open seating for around 100 guests.

The entire site spans 2,884 sq m (0.71 acres), including the leased car park area.



TRADING INFORMATION

	2025	2024	2023
Turnover	£1,383,206	£1,361,806	£1,404,138
Gross Profit	66.1%	62.18%	62.6%
Wages Costs	44.8%	34.25%	30.26%

SERVICES

Services	
Drainage	Mains
Gas	Mains
Water	Mains
Electricity	Mains

TENURE

The property is also being offered on a new free-of-tie lease on a fully repairing and insuring basis, with an annual passing rent of £115,000pa for a minimum term of 10 years, subject to three-yearly rent reviews.

A minimum of a three-month rental deposit will be required, with rent paid monthly in advance. Prospective tenants will be required to provide personal guarantees, a CV, a business plan, and proof of funding. .

Landlord	Alexander More-Molyneux
Tenant	The Withies Inn Limited
Term	25 Years
Start Date	25 July 2015
Initial Rent	£5,000pa
Rent review pattern and basis	5 yearly rent reviews
Repairing liability	The Tenant shall keep the Premises clean and tidy and shall make good any damage caused to the Premises during the Term
Security of Tenure	The lease is excluded from sections 24-28 of the 1954 Act

STAFF

The business benefits from a complement of staff who are subject to TUPE and will transfer with the business.

REGULATORY

Premises Licence. Any prospective purchaser must have a Personal Licence and apply for transfer of Premises Licence at their own expense.

FIXTURES & FITTINGS

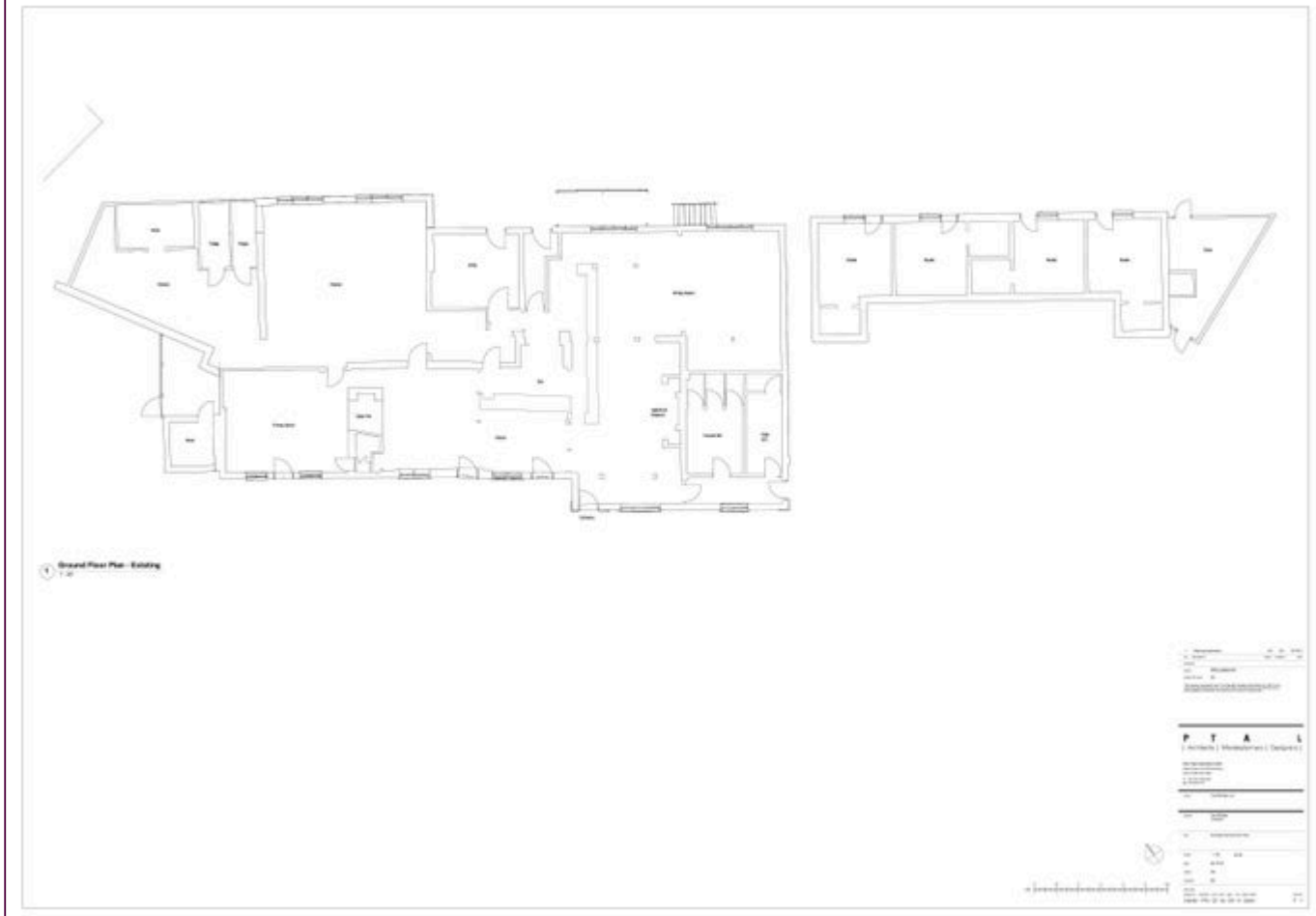
All trade fixtures and fittings are included in the sale, except for some personal effects. An inventory will be provided once an offer has been accepted.






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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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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.

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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