



The Greyhound

Ref: 3867938

Gallowstree Road, Rotherfield Peppard, Henley on Thames,
RG9 5HT

Leasehold: £150,000, Annual Rent: £96,959.26

Free of tie pub in affluent location

Bar/Restaurant (c.60), trade garden (c.70)

Parking (40 vehicles) and landscaped grounds

0.6 acre plot to rear - currently unused

TO £1,017,909 y/e January 2021

Energy Rating C



Description

The Greyhound is a charming property full of character and interesting architectural features throughout, which also benefits from extensive manicured grounds and a 0.6 acre field to the rear.

The property has been extensively modernised and improved over the years by the current operators, Antony and Jay Worrall-Thompson who have built the business to become the leading pub/restaurant in the area.

Website: <https://awtgreyhound.com/>

Location

The property is located in the village of Rotherfield Peppard, in the heart of the south Oxfordshire countryside, five miles outside of the famous regatta town of Henley on Thames.

The towns of Reading, Oxford and Maidenhead are within easy reach and it is from these areas, as well as several local villages, that the business draws much of its trade.

Internal Details

Main bar (20 covers) with central bar servery, restaurant or 'barn' (40 covers), fully equipped commerical kitchen and pot wash with ancillary storage areas and walk-in fridge/freezers.

External Details

Extensive landscaped gardens to the front of the property with elevated decked area for 40 covers, a 'party hut' for 12 covers and further outside seating for 20 covers.

The rear of the property is customer parking for 40 vehicles and a large 0.6 acre field that is currently unused and would be ideal for weddings, or accommodation such as Sheppard's Huts.

Fixtures & Fittings

We are advised fixtures and fittings are included within the premium, with the exception of some personal effects. An inventory will be provided to prospective purchasers.



Owner's Accommodation

Owners/management accommodation is arranged over the first floor above the pub accessed via an internal staircase, currently utilised as two offices, a bedroom and staff bathroom, but could be converted back into owners accommodation.

Development Potential

To the side of the restaurant is a courtyard that is currently used during events. Subject to planning permission, the restaurant could be extended into this area to create further covers.

The rear field could be used for the creation of a bedroom block, shepherds huts or a permanent marquee for events, subject to planning permission.

Tenure

The property is held on the residue of a 35-year free-of-tie, fully repairing and insuring lease from Wellington Pub Company, which commenced in 2004. The headline rent is £96,959.26 per annum and the rent reviews take place every five years. Rent is paid monthly in advance and a three-month rental deposit is held.





Trading Hours

Current opening times:

Monday - Closed

Tuesday - Thursday
Noon - 2:30 pm
6:30 pm - 9:30 pm

Friday
Noon - 2:30 pm
6:30 pm - 10 pm

Saturday
Noon - 3 pm
6:30 pm - 10 pm

Sunday
Noon - 4 pm

Licenced opening hours:

Monday – Thursday 11:00 - 00:30
Friday – Saturday 11:00 – 01:30
Sunday 12:00 – 00:00

Business Rates

Rateable value effective from 1 April 2023 will be £43,000.



Regulatory

Premises Licence.



Staff

The business is run by two 'hands on' owner operators, one an executive chef and the other part time front of house, together with a full complement of seven full time staff. There are a further 12 staff members who are on zero hour contracts.

All staff to transfer under TUPE and a full staff list can be provided.

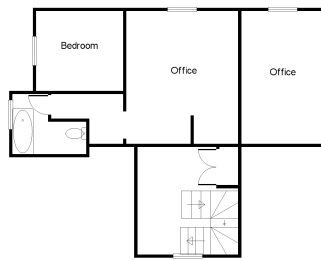
Trading Information

Trading figures for the year-end January 2021 show a net turnover of £1,017,909 and a gross profit margin of 73%. Nine months management figures to October 2021 show a net turnover of £677,204.

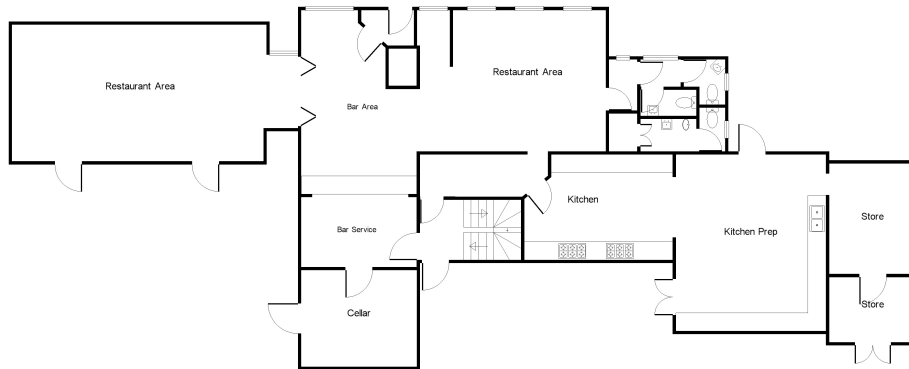
The business currently runs on a trade split of 58% food and 42% wet.

Further accounting information can be provided to perspective purchasers upon request.





1st Floor



Ground Floor

Customer Due Diligence Checks

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:

Richard Wood

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Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189