



The Squirrel Inn

Ref: 3858196

Hurtmore Road, Hurtmore, GU7 2RN

Leasehold: OIEO £100,000, Annual Rent: £71,000

Bar (35 covers) & restaurant (52 covers)

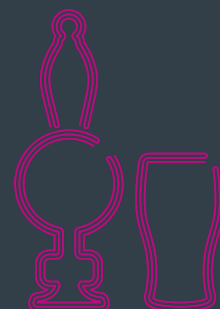
8 en suite letting rooms, GIA 477 sqm

5 bedroom owner/managers accommodation

T/O £502,410, EBITDA £43,808 Y/E March 2019

Parking for 30, Set in two acres, FOT Lease

Trade garden (100+ covers), Energy Rating C



Description

The Squirrel Inn is a substantial detached property with eight letting rooms set in approximately two acres. The property comprises 85 internal covers, five-bedroom owner's/manager's accommodation and parking for 30 cars.

The business has a strong reputation for locally sourced food and a diverse selection of real ales from across the country. The letting rooms have been created from refurbished 16th-century cottages with which boast beautiful character features. The outside dining areas include a covered veranda, bandstand and tiered gardens with children's play area.

Having owned the pub since 2011 the current owners are looking to semi-retire and look after elderly parents.

For further details see the [business' website](#).



Location

The Squirrel Inn occupies a highly prominent location just off the A3 in the village of Hurtmore, two miles northwest of Godalming and four miles southwest of Guildford.

Ground Floor

Open plan bar area (c. 35 covers) with central wooden bar servery, restaurant & conservatory (c. 52 covers), commercial kitchen, ground floor beer cellar, range of ancillary store areas, ladies & gentlemen's WC's, and staff toilets.

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.

Staff

The business is run by a "hands on" owner-operator with the support of a full complement of staff who are subject to TUPE and will transfer with the business.



Tenure

The property is held on the residue of a 20 year free of tie, fully repairing and insuring lease from Wellington Pub Company which commenced in 2011. The headline rent is £71,000 per annum and the next rent review is in August 2021.

Letting Accommodation

Eight en-suite letting bedrooms located in detached former cottages, comprising five doubles and three singles which let from £55 per night.

Owner's Accommodation

Five bedroom owners/staff accommodation with the potential to convert to additional letting accommodation (STPP) with storeroom, office, and toilet.

Trading Hours

Monday -Saturday: 11:30am-11pm
Sunday: 12pm-10pm





Trading Information

Trading figures for the year-end 31 March 2019 show a net turnover of £502,410, gross profit margin of 68%, and an EBITDA of £43,808.

The business currently runs on a trade split of 41% food, 39% wet, and 20% accommodation.

	31 March 2019	31 March 2018
Net Turnover	£502,410	£507,949
Gross Profit Margin	68%	68%
EBITDA	£43,808	£50,104

Planning Permissions

A4 Drinking Establishments - Public Houses.

Business Rates

The rateable value is £37,250 as of April 2017.



Regulatory

Premises Licence.

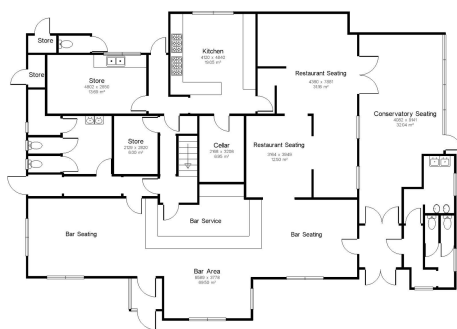
Gross Internal area: 142.07 m² (1529.3 ft²)



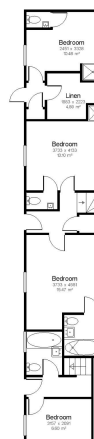
1st Floor



Gross Internal area: 330.02 m² (3553.3 ft²)



Ground Floor



BakerLie Compliance

National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPCs)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Elevated Property Photography
Asbestos Management Reports
Fire Risk Assessment Reports

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DO NOT SCALE THE DRAWINGS

Drawing Key

Rev	Date	Amendments

BakerLie
Tel: 01854 678005
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www.bakerlie.com

Project: Floor Plans

The Squirrel
Hurtmore Road
Cadmaring
GL17 2RN

Drawing No: 8888-20-JNL-20
Drawing Title: Floor Plan
Drawing Date: 2020
Drawing Size: A1



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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
Associate Director - Hospitality
T:+44 1962 833 801

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