



# The King's Head

Ref: 2457373

Church Square, Shepperton, TW17 9JY

Leasehold: 0, Annual Rent: £35,000

16th Century Coaching Inn

Character property with traditional features

Trade space for over 70 covers

Commercial kitchen and 3 Bedroom accomodation

Enclosed courtyard with space for 20 covers

EPC Rating D



The King's Head has been a staple of the Shepperton Community due to its prime location at the heart of Church Square. The building is a two-storey, semi-detached property with a pitched, tiled roof. Internally, the property is awash with tradition features and character. Serving the local parish community and tourists visiting the area and using local hotels, this 16th century public house is a fantastic opportunity for experienced pub operators.

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### Location

The Kings Head is a 16th century coaching inn located in the idyllic setting of Church Square, Shepperton.

Shepperton is a characterful, urban village on the north bank of the River Thames. The village is just off the M3 and in walking distance of Shepperton train station which offer direct links to London Waterloo. Church square is situated in Old Shepperton and contains the village parish, the King's head and two hotels, the Warren Lodge and the Anchor (the latter is currently closed).

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### Ground Floor

This character property has traditional features, inglenook fireplaces and exposed beams throughout.

- On entry to the premises you are faced with the bar which serves the entire pub.
- The front of the pub has space for approximately 50 covers.
- The rear trading area, set down some steps, has space for approximately 20 covers,
- There is a commercial trade kitchen with extraction and services.
- Supporting the Kitchen is a preparation and fridge/freezer storeroom with dry store.
- There is a separate beer and ale cellar on the ground floor.



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### The Opportunity

This opportunity suits a community focussed operator with public house experience. With nearby hotels and the idyllic church setting providing footfall and interest from both the local community and tourists to the area, there is a fantastic opportunity to put this characterful pub back at the heart of the village. The business can provide a range of drinks and fresh, homemade food in its traditional and comfortable surroundings. The catering kitchen and internal trade space provide a fantastic platform for a food operation so experience in catering is important.

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### External Details

The enclosed external courtyard consists of a secure and covered, patio seating area to the side of the property with space for 20 seats. There is street parking available on the square.

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### Owner's Accommodation

The owners accomodation consists of three double bedrooms, living room, kitchen, bathroom, office and a separate WC.



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## Trading Hours

The business has been closed since May 2023. The licensable hours are as follows:

- Monday to Thursday 10:00am - 11:00pm
- Friday to Saturday 11:00am - 00:00am
- Sunday 12:00pm – 12:00am

. A copy of the licence will be available to view on request.



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## Tenure

The property is offered on a fully repairing and insuring lease for a term of 20 years. The annual rent is to be £35,000 per annum and will be reviewed every 5 years. Rent will be subject to annual RPI increases, collared at 2.5% and capped at 5%. A 6 month deposit and personal guarantees will be sought by the landlord.

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## Business Rates

The VOA lists the property as a public house with a rateable value of £18,250 from April 2023. The local authority is Spelthorne Council.



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## 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:

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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.



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