



## The Bat and Ball

Ref. 4256384

Bat and Ball Lane, Farnham, GU10 4SA

Freehold: £1,200,000

Bar & dining areas (112 seating)

Large external trade patio & garden (132+)

Car park (30+ spaces)

Large owner's accommodation

Annual net takings of £883,000 (68% GP)

Popular semi-destination pub. Energy Rating 61



A well-presented three storey character detached property of brick construction under a pitched tiled roof with single storey brick addition to the front and large private enclosed storage yard to the rear. Set in its own 0.7acre grounds, incorporating a tarmac car park, Lawned beer garden, heated pergola patio area and a heated marquee. The 3-section internal public trade areas, has a wealth of internal architectural features such as exposed timbers, brick walls, stone flooring and an open fireplace providing the character of this traditional family pub/restaurant.

The upper floors provide separate one and three bedroomed owner's/manager's flat.

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### Location

For road access, the Bat & Ball and its car park is located in Bat & Ball Lane (no through road) which is connected to Upper Bourne Lane, off Sandrock Hill Road connecting to the B3384 Shortheath Road, within the affluent, well established and densely populated area of south Farnham, approximately 2.8 miles south-west of Farnham town centre area. For pedestrians visiting the pub, access is via footpath off Shortheath Road or a streamside walk off Sandrock Hill Road.

Farnham is an historic market town which sits on the Surrey/ Hampshire border, in the heart of the Surrey Hills, approximately 36 miles west of London. The town covers an area of approximately 14 square miles with a population of over 40,000.

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### Internal Details

Public trade areas:

- Total seating for approximately 112 persons
- Two section Bar area (66 seating)
- Restaurant/dining area (46 covers)

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### Fixtures & Fittings

We are advised by the owner that all trade fixtures and fittings at present in the property is included in the sale.



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### Additional Areas

- Large and very well-equipped catering kitchen with walk in chiller & freezer
- Separate wash up and glass washer areas
- Ladies, gents & disabled WC's
- Ground level beer cellar
- Large outside storage area incorporating timber storage sheds, ship container (bottle store) and covered storage

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### External Details

- Total seating for approximately 132+ persons
- Pergola – with heaters and BBQ area (24 seating)
- Upper Patio area – (50 seating)
- Heated marquee (60 seating)
- Two lawned areas, one incorporating timber children's play equipment
- Tarmac car park (circa 30+ spaces)

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### Owner's Accommodation

- Lounge with kitchenette
- Flat 1 – bedroom, kitchen, lounge and bathroom
- Flat 2 – 3 bedrooms, lounge/kitchen and bathroom





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### The Opportunity

The Bat & Ball operates as a semi-destination family pub/restaurant offering a wide range of keg and cask ales in addition to a food menu incorporating various meat, fish, poultry and vegetarian dishes (£18 average spend per head). In addition to Sunday roasts (£16 ASPH) a light bar snack (small plates) in addition to an "afternoon" menu incorporating burgers, salads, curry and sides. Children's menu (£6 ASPH) is also included.

The pub hosts various local events including live bands, beer festivals, theme nights, quiz and "open mic" evenings. The heated marquee is regularly used for outside drinking and eating in addition for private hire use.

The Bat & Ball is a well-established pub which has been in the current family ownership for around 20 years and during this time has built up a superb reputation and is "the go to pub" for the local residents as well as the wider community of Farnham and surrounding villages and towns. Whilst the pub is continuing to trade well, there is undoubtedly scope to increase revenue.

The pub website ([www.thebatandball.co.uk](http://www.thebatandball.co.uk)) provides details of the food menus and events.

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### Staff

The business is currently owned and operated by the current owners with the assistance of one full time manager, 6 full time and 32 part time staff as and when required.

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### Trading Information

Forecast trading accounts supplied, show for the year ended March 2024, a turnover of £883,609 net of VAT with a Gross Profit of £589,899 (67.76%). The current trade split is approximately 57% wet sales and 43% food sales.

More detailed information can be provided upon request.

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### Trading Hours

The Bat & Ball currently operates from 12 noon to 11pm, Monday to Saturday and 12 noon to 10.30pm Sunday. Monday to Thursday food is served 12 noon to 2.30pm and 6pm to 9 pm, Friday & Saturday 12 noon to 9:30pm and Sunday 12 noon to 8pm (4:30pm in winter).

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### Business Rates

The rateable value is £58,000 from 1st April 2023.



## 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.



For full information on Christie Insurance please call 03330 107189

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