



Toby Cottage

Ref: 3867956

High Street Ripley, Woking, GU23 6AF

Freehold: £995,000

Affluent location in Surrey

Same ownership for 20 years

Restaurant over two floors seating 70+

GIA: 205 Sqm, Site area: 0.097 acres

Customer parking for 12 vehicles

T/O £590,501 y/e May 2023, EPC: C



Description

The restaurant dates back to the 1800s and is set in a beautiful oak beamed building, which was originally built as a dwelling and later served as an antique shop specializing in the sale of Toby Jugs.

In 1957, the building was converted into a restaurant which has now been operating under the same ownership for the last 20 years. The property comprises a 70 seater restaurant over two floors, two bedroom staff accommodation and private parking for 12 vehicles.

The restaurant offers a traditional dining experience offering a blend of English and Continental cuisine and a range of seasonal specials based on locally sourced produce, earning the restaurant a well-deserved reputation as one of the best in Surrey.

[Toby Cottage Website](#)

Site area: 0.097 acres.

GIA: 205 Sqm.



Location

Toby Cottage is an established restaurant located in the affluent village of Ripley, just under four miles from both Woking and Guildford, and close to the A3 - M25 Junction 10 London to Portsmouth Road.

Ripley is one of the most desirable villages in the Surrey Hills and is known for its varied selection of independent shops, restaurants, pubs and other small businesses.

Ground Floor

- Restaurant seating 50
- Commercial kitchen with commercial extraction and pot wash area
- Ladies & Gentleman's WC's and a range of ancillary storage areas

Other Floors

- Restaurant/cocktail bar seating 20

Fixtures & Fittings

The trade fixtures and fittings are included within the purchase price, with the exception of some personal effects. An inventory will be provided to prospective purchasers once an offer has been accepted.

Services

We are advised that all mains services are connected.

External Details

- Parking for 12 vehicles to the rear of the property

Owner's Accommodation

Two staff bedrooms and bathroom arranged over the first floor.





Staff

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

Trading Information

Accounts to year end 31 May 2023 show a net turnover of £590,501 with a gross profit margin of 68% with wage costs at 26%. Further detailed financial information will be available upon request following a viewing.

Trading Hours

Monday: Closed
 Tuesday - Thursday: 12:00 - 14:00 & 18:30 - 21:00
 Friday - Saturday: 12:00 - 14:00 & 18:00 - 22:00
 Sunday: 12:00 - 15:00

Tenure

Freehold to be sold as a trading going concern (TOGC) off a guide price of £995,000 to include the goodwill and trade fixtures and fittings. Stock will be payable in addition to the purchase price on completion (SAV).

Regulatory

The property is NOT elected for VAT and we advise that any perspective purchaser consults an accountant prior to a purchase.

Premises Licence.

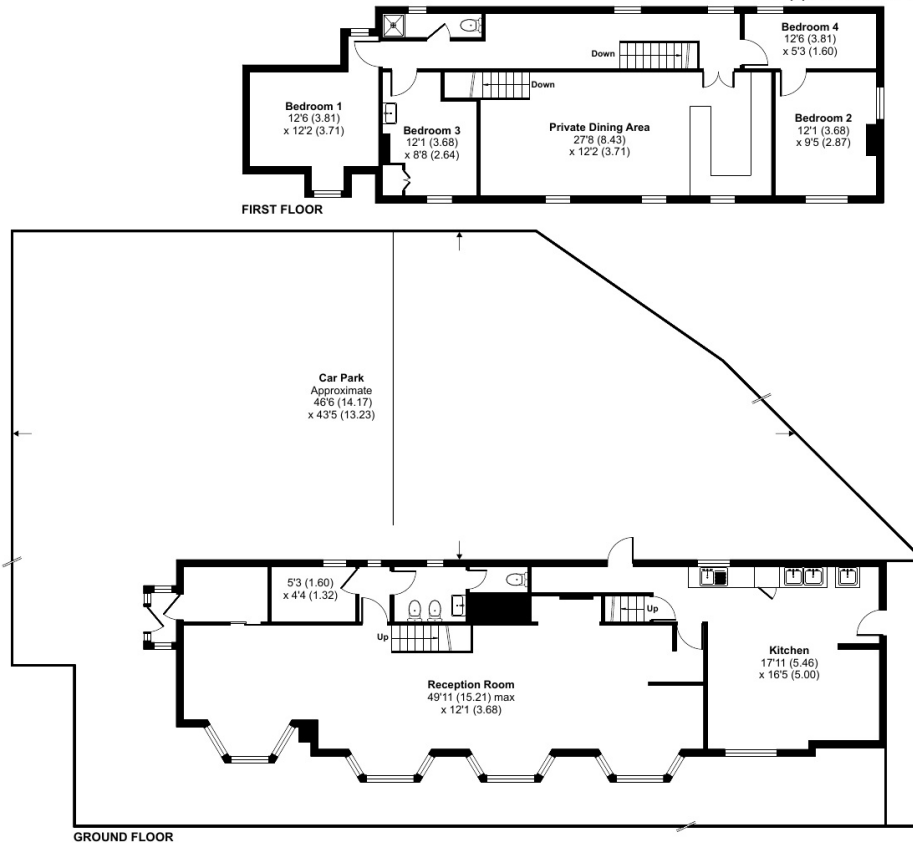
Business Rates

Rateable value effective from 1 April 2023 is £32,250.

High Street, Ripley, Woking, GU23

Approximate Area = 2214 sq ft / 205.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2024. Produced for Christie Owen & Davies Plc. REF: 1115198





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

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