



Foresters Arms

1 North Street, Egham, Surrey, TW20 9RP

Freehold £1,400,000

- Positioned in residential area of Egham
- Two-storey detached public house
- Single bar operation
- Three bedroom flat and studio flat
- Front trade patio (20-30)
- Wet-led business with pizza offering

Ref: 94340

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SP Sidney
Phillips



LOCATION

The Foresters Arms is situated in the Surrey town of Egham, which lies approximately 19 miles west of central London. Egham is a university town in the Borough of Runneymede, being the home of the campus of Royal Holloway, University of London.

The town is easily accessed by the nearby M4, M3 and M25 motorways. London Heathrow is approximately 4 miles north-east of the town. Egham benefits from mainline railway services between London Waterloo and Reading.

The Foresters Arms is situated in a residential area of the town. The property is a two-storey detached public house of brick construction under a pitched tiled roof.

TRADE AREAS

GROUND FLOOR

- BAR: Potential to seat 30-40
- FUNCTION ROOM/GAMES ROOM: With stripped wood flooring, pool table, darts board and potential to seat 40.
- TRADE KITCHEN: Equipped with extractor, chargrill, double deep fat fryer, double pizza oven, upright stainless steel double freezer and undercounter fridges.
- 2 x GENTLEMEN'S TOILETS.
- 2 x LADIES' TOILETS.
- STORE.

- BARREL STORE.
- GAS STORE.
- UTILITY ROOM.
- STOREROOM/OFFICE.
- DOUBLE BEDROOM with EN SUITE shower.

FIRST FLOOR

- STUDIO FLAT: With BEDROOM, hallway and BATHROOM.
- THREE BEDROOM FLAT, comprising:
 - 2 x DOUBLE BEDROOMS
 - DOUBLE BEDROOM with EN SUITE shower
 - LIVING ROOM/KITCHEN DINER
 - SHOWER ROOM with WC.

EXTERNAL

- Front TRADE PATIO: With seating for 20-30.
- SHED STORE to rear.

THE BUSINESS

The Foresters Arms operates as a wet led public house serving the needs of local residents. The business operates predominantly as a sports pub which provides a pizza and burger food offering.

It is our understanding that gross sales stand in the region of £5,500 per week. The three bedroom flat generates a rental income of £1,900 pcm (inclusive of bills). The double bedroom at ground floor level generates a rental income of £500 pcm. Further accounting details can be made available following a formal viewing.



TENURE & PRICE

FREEHOLD £1,400,000 to include goodwill and fixtures & fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

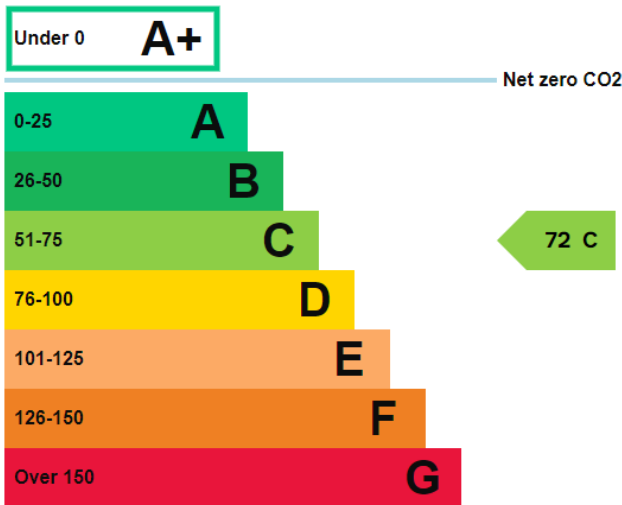
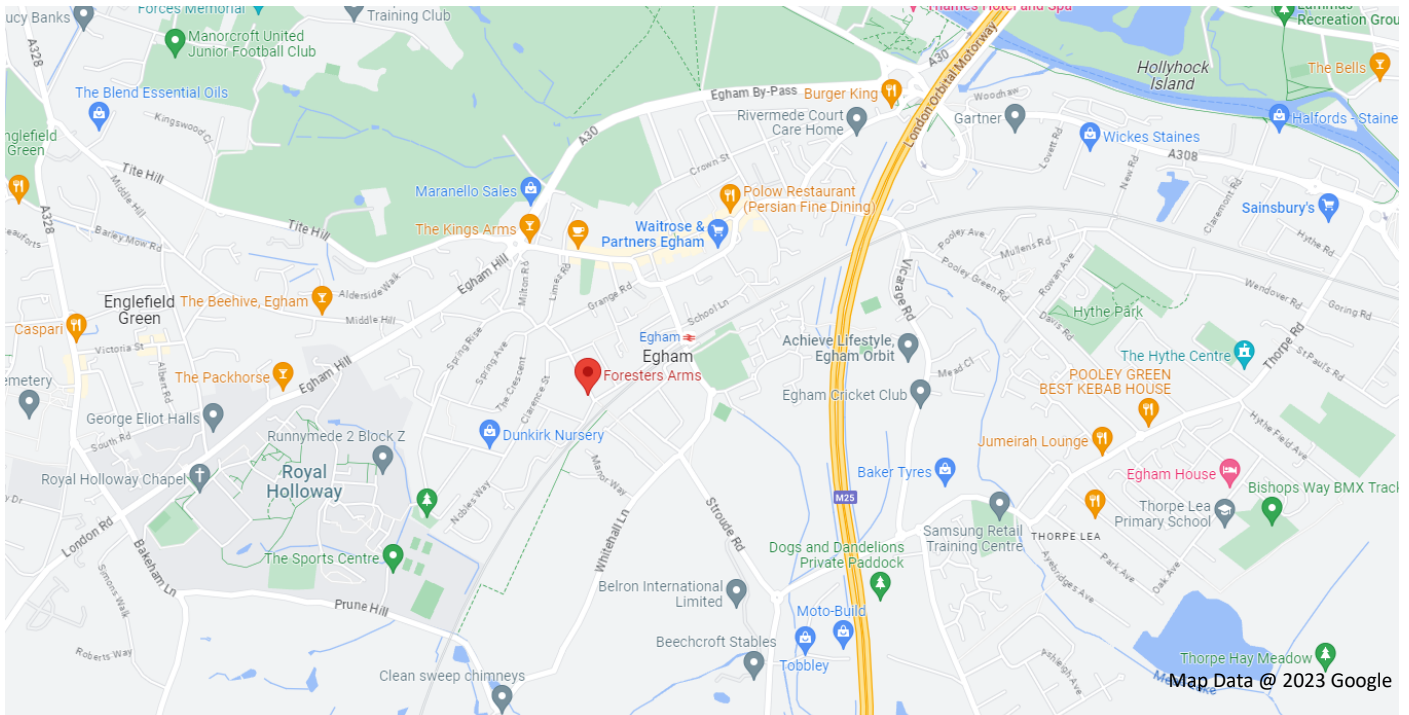
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local authority: Runnymede Borough Council

Rateable value: £9,200 as at 1st April 2023



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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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