

Fox and Hounds

**Fully Licensed and Fail-Safe
Public House & Thai
restaurant in the Heart of
Yorkshire**

R07060

Thai

Big Screen
BIG SPORT
BIG SCREEN
POOL
PUB GAMES

Key Financials

Turnover	£290,000
Net Profit	TBC
Rent	N/A
Rates	N/A
Stock Value	£0

Key Points

- **Superb chefs & front of house staff**
- **Reliable client base of returning customers**
- **Large proportion of recurring revenue**
- **Huge growth potential**

Business Overview

"Absolutely amazing food, staff are fantastic. Went above and beyond to make my dad's favourite ribs even though they didn't have them on the buffet. Would recommend to anyone!" - Customer Review

The business for sale is a highly sought-after public house with ample accommodation and a reputable Thai restaurant facility above. The current owners take pride in being customer-centric and the oldest pub in the area, serving delicious fresh food and an extensive range of drinks to regular and repeat customers.

Well-established and well-loved, the local pub provides regular entertainment with live bands and real ales to the people of South Yorkshire. Significant outdoor seating is available, allowing customers to make the most of the outstanding nature and scenery which surrounds the business.

Despite having recent renovations and redecorations, the business has managed to retain its traditional pub feel.

Available on a freehold basis, the new owner will have complete control over the property without being subject to further payments such as ground rents and service charges. Additional variable monthly income stems from an advert board used by the local advertising company.

Tenure:

Freehold

Asking Price:

£390,000

Location

- ✓ **Beautiful environmental setting**
- ✓ **Free car parking on site**
- ✓ **Paid car parking nearby**
- ✓ **Close to complimentary businesses**
- ✓ **Residential and student area**

More Info

Reason for Sale	Other
Year Established	2008
Lease Length	N/A
Management Structure	Run by owner
Full Financials	TBC
Energy Performance Cert.	TBC

Business Description

As customers approach the idyllic property, they face the attractive outdoor seating area. The overall premises is vast, with accommodation and various rooms situated above. Inside, the bar is in view with a variety of tables laid out in an open plan arrangement.

There are toilets to the left and a pool table on the right. There is also a large screen TV. To the back of the bar is a hallway leading to a kitchen facility which is not currently in use. The new owner could decide to introduce a menu suitable for the ground floor. The business has a Heineken Smart Beer System.

Stairs lead to the immaculately presented restaurant upstairs, which caters for around 35 covers. The business boasts a reputable takeaway service. There are various rooms upstairs which could easily be turned into an accommodation space.

An inventory list of equipment will be available upon request. The current owners are willing to stay on for a transitional period.

Opportunity

This is a fantastic opportunity to purchase a fully functional pub with a reputable restaurant on the first floor. The ideal buyer would be a regional or national operator looking to expand or a first-time owner-operator willing to invest in taking the business to the next level.

For further growth, the new owner could open longer where possible and serve food in the pub. The business could implement a stronger online presence updating their Facebook and creating a website domain. There is option for expansion by opening two restaurants within the business, due to the presence of two kitchens and two restaurant spaces. Also, due to the central location of Fox and Hounds, big organisations like Tesco and Aldi have shown interest.

Gallery



Viewing

If this business is of interest to you, we recommend arranging a viewing.

All viewings are strictly by appointment through Intelligent Business Partners. No approach whatsoever should be made to the owner of the business.

What To Do Next

If you would like to find out more detailed information about this business, such as copies of the accounts or have a specific question, please call 0800 612 7718.

To find out more about Intelligent, please visit our website www.intelligent.co.uk

Terms & Conditions: Misrepresentation Act 1967- Intelligent Business Partners for itself and the Vendor (s) or lessor (s) of this property/business whose agent it is give notice that; 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained herein as to the property or business are to be relied upon as statement or representation of fact. 3. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Intelligent Business Partners limited nor any person in it employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installation (where specific responsibility of the freeholder/business owner lessor or lessee) have been tested and are not warranted to be in safe working order. Finance Act 1989- Unless otherwise stated all prices and rents quoted (where applicable) are exclusive of VAT. Property Misdescriptions Act 1991- Every reasonable effort has been made by Intelligent Business Partners limited to ensure accuracy. Interested parties are strongly recommended and advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.