



BULLS HEAD, DORKING

DORKING, RH4 2DY

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Bulls Head is an impressive, double-fronted property occupying a prominent corner position at the end of a parade of commercial units on Dorking's secondary high street. Ideally situated adjacent to the main town centre and high street shopping area, it enjoys excellent visibility and footfall.

Dorking is a key market town in Surrey, located just 20 miles from London and benefiting from outstanding transport links to and from the capital. With a population of around 17,000, the town is predominantly affluent and known for its scenic surroundings, nestled in Green Belt land and the picturesque Surrey Hills; offering a charming blend of rural character and urban convenience.

Thanks to its central location, the Bulls Head is a popular spot for shoppers seeking a relaxing drink and it also benefits from passing trade on the main route used by supporters heading to and from Dorking FC matches.

Pub Layout

Upon entering the Bulls Head from the main front door off of the High Street, you will find a large one room, open plan layout with an extensive L shaped bar operating across the centre of the pub. To the left you will find a small snug area as well as a beautiful panelled wall and access to the toilets. Back round to the right of the bar you will find a large fireplace with a mixture of mid and high level seating as well as a darts and pool area and access to the external drinking space. Outside you will find a designated patio area to the side of the pub that holds around four benches and is a lovely sun trap in the summer months. The fixtures and fittings at the pub are also in very good condition and the décor is suited to the traditional wet-led pub atmosphere.

TRADING STYLE

The Bulls Head currently operates primarily as a wet led venue, offering a strong mid-market drinks selection that caters to its diverse customer base. The pub has a history of community engagement, having previously hosted both darts and pool teams and remains a popular spot for watching live televised sports. It enjoys a loyal following for its cask and craft ales, with customers appreciating the rotating selection of unique and seasonal brews. Whilst food is currently limited to a well received bar snack menu, this offering is a valued complement to the pub's vibrant drinkers.

ACCOMMODATION

Private Accommodation

The private accommodation is split over two floors and consists of three bedrooms, a large lounge, a good-sized kitchen, a full bathroom and an additional toilet.

FINANCIAL

Annual Rent: £15,000 – starting rent available

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £5,000

Stock: £4,000

Fixtures and Fittings: TBC – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.



Sports Driven



Community
Local



Open Fire



3+ Private
Bedrooms



Cask Ale



Live Music



Sports Teams

BDM VISION

The BDM for the Bulls Head is looking to make the pub the best wet-led pub in Dorking town centre, really focusing on mid-week events with sports teams, quiz nights, live sports and weekend music. The drinks offer has the opportunity to reach new levels with a premium offer being introduced, as well as a comprehensive wine list and more availability of the cask and craft ales. A slightly improved food option would also be welcomed to the pub, maybe with hot snacks such as pork crackling being made available and also the possibility of hotdogs or pies to compliment the upgraded drinks offer. Ideally someone who is very active on social media would benefit this pub and a very engaging rhythm of the week will see the site flourish in the local competition.



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