admiral
TAVERNS



PRINCE OF WALES, DORKING

GUILDFORD ROAD, WESTCOTT, RH4 3QE

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£20,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Positioned on the main Guildford to Dorking thoroughfare (A25), the pub enjoys excellent visibility and accessibility while retaining its quintessential village feel. Dorking town centre is approximately 2 miles away, providing direct rail connections to London via Dorking railway station and Dorking Deepdene railway station, with routes into London Victoria, London Waterloo and London Bridge. The A24 and M25 (Junction 9) are within easy reach, offering convenient road access to Guildford, Leatherhead and the wider motorway network. Local bus routes also run along the A25, linking Guildford and Dorking with surrounding villages. Surrounded by the rolling Surrey Downs, the pub is perfectly placed for scenic walks across the hills and routes linking neighbouring villages, making it a natural stopping point for walkers, cyclists and visitors exploring the area. The property benefits from a car park to the rear and a welcoming beer garden to the side, enhancing its appeal as a relaxed destination venue. The surrounding demographic is particularly strong, comprising high achievers, London commuters and affluent residents, providing a solid base of above-average disposable income and supporting a quality-led food and drink offer.

Pub Layout

Upon entering you are welcomed into a generously sized main bar area, centred around a well-positioned central servery. The principal trading space is arranged in an L-shape, offering a mix of comfortable lounge-style seating alongside higher tables and stools, creating a relaxed yet versatile environment suited to both casual drinking and informal dining. To the right-hand side, a dedicated games area provides a pool table and darts throw, complemented by a TV screen for sports viewing, enhancing the pub's appeal as a lively social hub. To the rear, a separate room offers excellent flexibility, lending itself perfectly to use as a function suite, private hire space, or additional dining area depending on operational requirements. Customer facilities are conveniently located on the lower level. Externally, the property benefits from a front patio area with seating for 30+ covers, ideal for alfresco drinking and dining. To the side of the building there is a garden providing further seating for approximately 40 guests, significantly increasing overall trading capacity

TRADING STYLE

The pub operates as a very traditional country village inn, maintaining an approximate 70/30 split between wet and food sales. The current offering focuses on well-executed pub classics and lighter meals, with a particularly popular Sunday roast forming a strong part of the weekly trade. As an established hub within the community, the business benefits from active pool and darts teams, alongside a loyal following for its fortnightly darts events. These regular fixtures help drive consistent midweek footfall and reinforce its position at the heart of village life. The rear function room provides valuable flexibility, enabling the pub to cater effectively for private celebrations, gatherings and community events. Monthly live music further enhances the atmosphere, creating additional reasons for customers to visit beyond the core food and drink offer.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, lounge, bathroom, kitchen.

FINANCIAL

Weekly Rent: £575.96
Estimated Annual Turnover*: £358,844
Security Deposit: £7,500 or the equivalent of three months' rent, whichever is greater
Working Capital: £8,000
Stock: £5,000
Fixtures and Fittings: To be confirmed upon valuation – 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

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Function Room | Kitchen | Live Music | Open Fire

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BDM VISION

This represents an excellent opportunity for a strong, experienced licensee or motivated couple to build upon the pub's established local reputation while driving the business forward. The successful person will have the vision and energy to enhance the existing offer, broadening its appeal to a wider market without losing its traditional village character. Developing a more dynamic, menu-led proposition will be key, with the introduction of specials and themed food nights designed to create additional reasons to visit. Solid kitchen knowledge within the team will be essential, alongside a flair for innovation and the confidence to introduce fresh ideas that resonate with both loyal locals and new customers alike. Equally important will be a commitment to strengthening the pub's role as a true community hub, building on its existing goodwill, supporting local initiatives, and maximising opportunities around key calendar events throughout the year. From seasonal celebrations and sporting occasions to themed evenings and private functions, there is significant scope to drive footfall and increase spend across all trading periods. With the right balance of commercial awareness, creativity and community engagement, the pub has the potential to further enhance its position as a thriving village local with a sustainable, year-round trade.


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