



● Fox & Hounds, 60 Portsmouth Road, Surbiton, KT6 4HS ●

About the Opportunity



Why Invest?

Exciting Opportunity: The Surbiton Fox Pub Refurbishment!

We're completely transforming the Fox & Hounds in Surbiton into The Surbiton Fox - a quirky, design-led pub with serious standout. Located just moments from the Thames Path and a short hop from Kingston and Hampton Court Palace, this high-footfall site will benefit from a full internal and external refurbishment, including zoned interiors for dining, lounging, and casual drinks, plus a stylish new look and name.

Elevate Your Investment: Witness the Transformation

The revamped space is tailored to a young, professional audience looking for something a little different. With a bespoke food offer (think smash burgers and artisan pizza), a curated drinks range, and a playful, inviting atmosphere, The Surbiton Fox is set to become a go-to for after-work drinks, weekend socials, and laid-back evenings by the river.

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Target Customers

Young Professionals:

- With a strong local population of 20-40s and quick links to London, the pub is perfect for after-work drinks, casual dates, and meet-ups in a trend-led setting.

Modern Families:

- A family-friendly vibe and creative food and drinks make it a great choice for young families looking for a relaxed weekend lunch or early evening bite.

Local Socialisers:

- With regular events like live music and pub quizzes, The Surbiton Fox will become a lively hub for the local Surbiton community who want something a bit different to chain pubs nearby.

Riverside Walkers & Tourists:

- Ideally placed along the Thames Path and near top attractions like Hampton Court, the pub is a perfect stop-off for day-trippers and visitors seeking somewhere memorable and welcoming.

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The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- The Surbiton Fox will serve up a bold, bespoke food offer - something like high quality smash burgers and pizza - simple, sociable and built for the modern crowd.

Coffee:

- A bean-to-cup coffee setup caters to daytime customers, weekend walkers and non-drinkers looking for a comfortable, stylish place to relax.

Events:

- From live music to TNT Sports and quiz nights, the pub will run a full calendar of casual entertainment, keeping the offer fresh and giving guests reasons to return.



Internal Mood Board

Bar Area:



Internal Mood Board

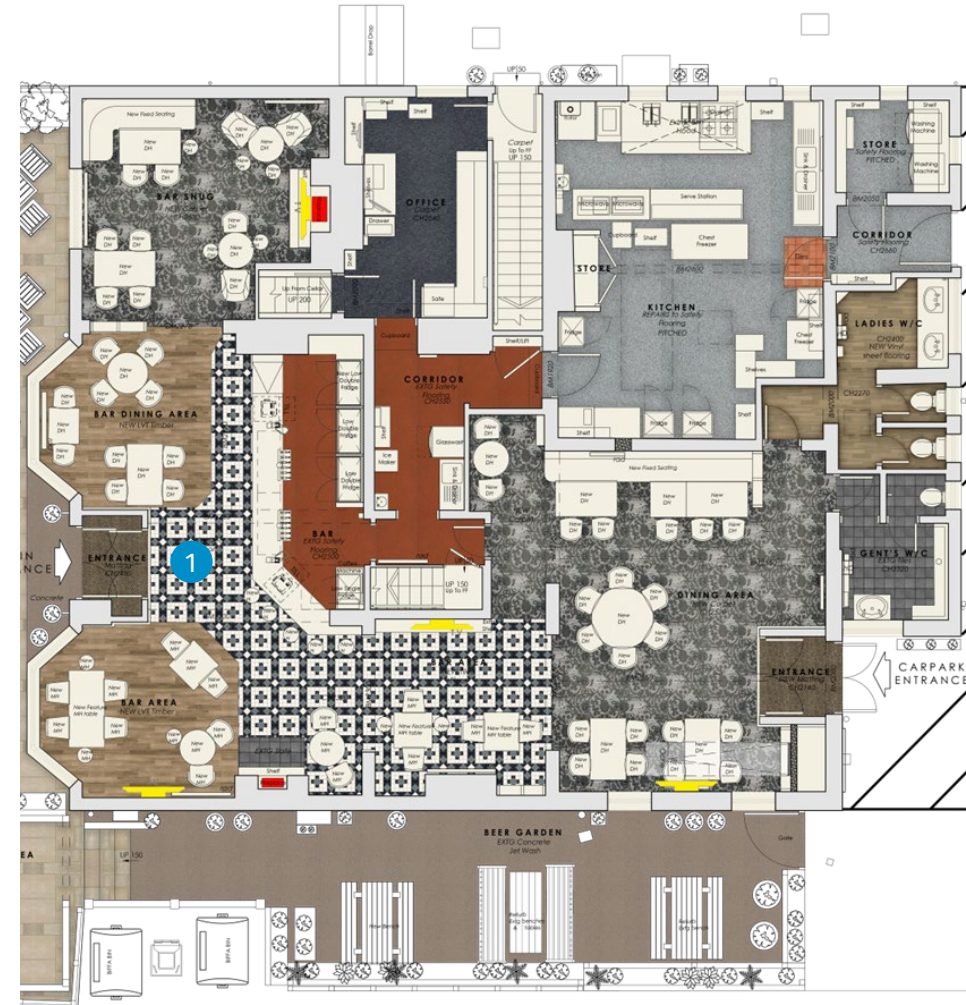
Dining Room & Snug:



Floor Plans & Finishes

1 General Trade Areas:

- Strip out redundant items; investigate fireplaces and box out unusable areas.
- Adjust kitchen opening to suit proposed fixed seating.
- Retain and refurbish existing bar servery; new shelving, backfitting, till surrounds and overbar glass rack.
- New timber features: drinks shelves, screens, radiator boxing, and hardwood tops.
- Overhaul existing windows and doors (retain ironmongery). New flooring: carpet, LVT plank, tiled finishes and entrance matting.
- Full internal redecoration, including wallpapers (TBC) and bar finishes.
- Sanitaryware and drainage works following new bar layout; new drainer sink and racking unit.



Floor Plans & Finishes

Customer Toilets:

2

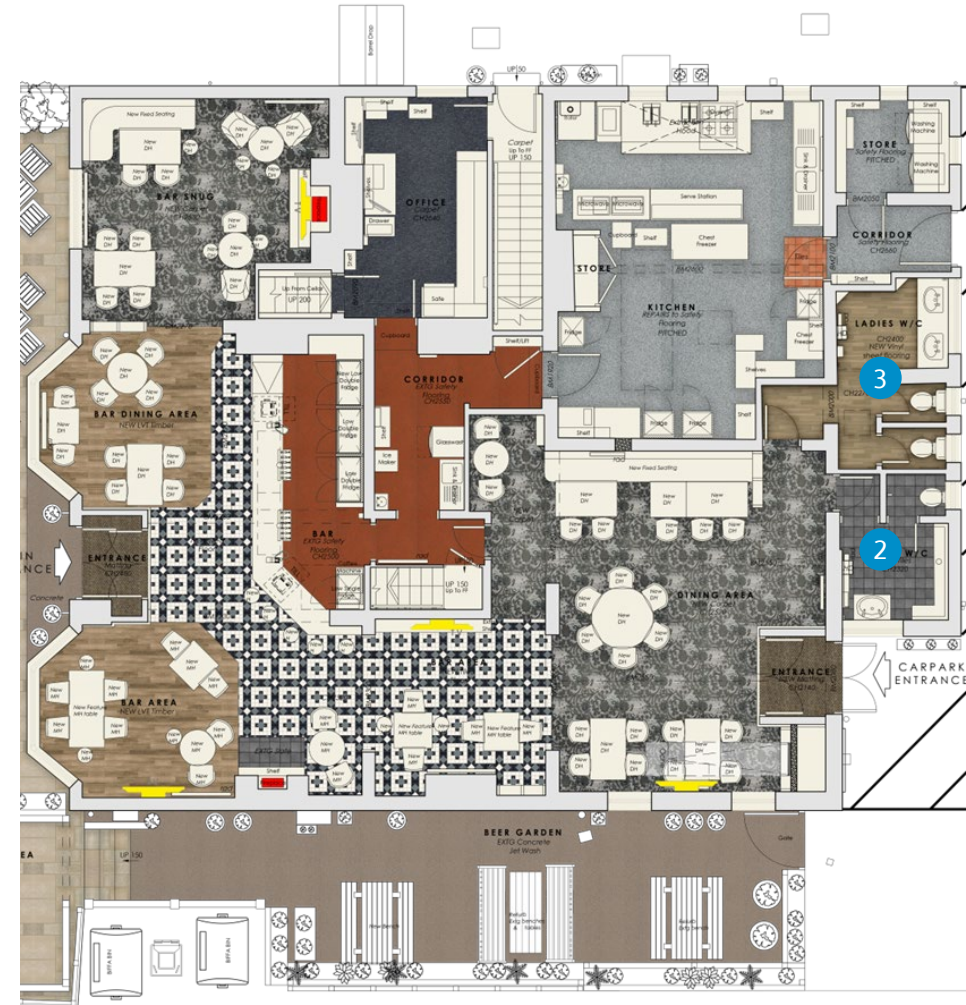
Gents:

- Strip out redundant items; retain existing wall tiles, urinals and sparge pipes.
- Overhaul doors, windows, wall tiles and extract fan.
- Acid clean and regrout tiled floor.
- New sanitaryware installation and drainage alterations as required.
- Internal redecoration and cleaning of retained items.

3

Ladies:

- Strip out redundant items; retain and overhaul existing tiles, doors and windows.
- Minor extract fan works.
- New vanity unit with Corian top, sanitaryware, vinyl flooring and drainage alterations.
- Internal redecoration and cleaning of retained items.



Floor Plans & Finishes

4 Kitchen:

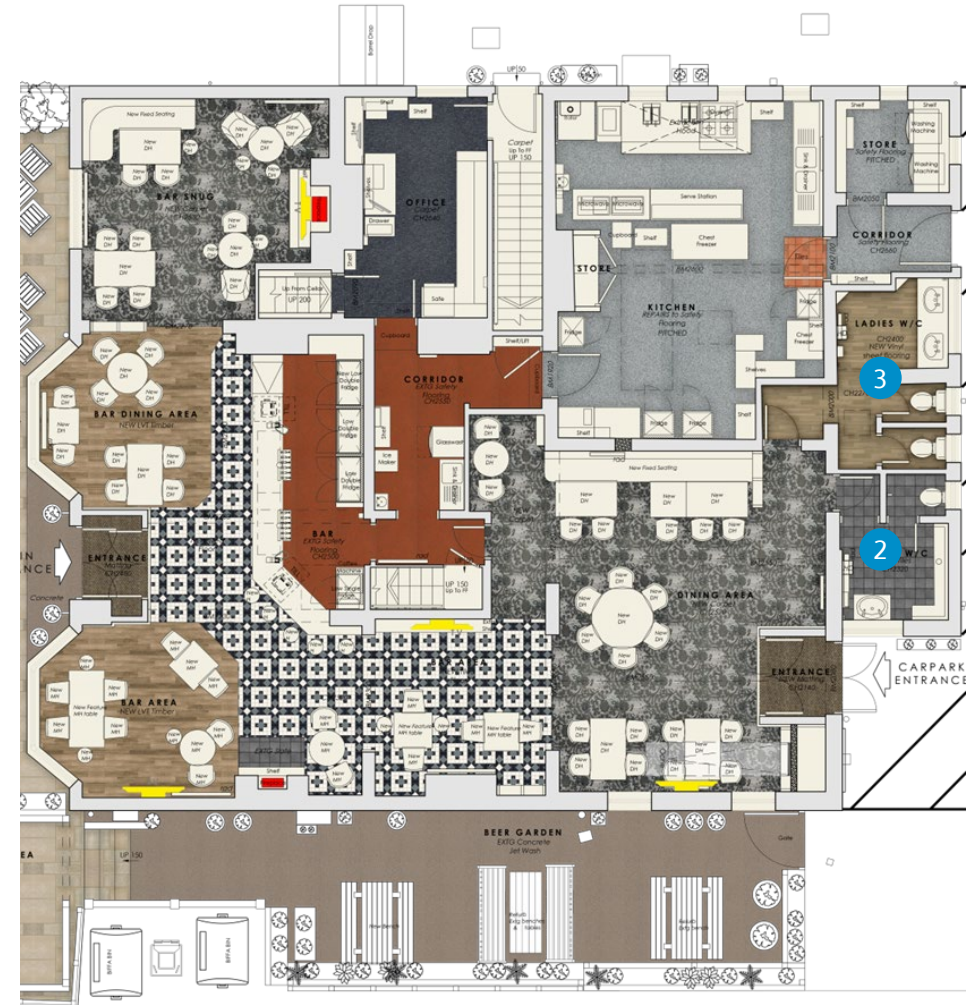
- Strip out redundant equipment and extract; minor works to suit new layout.
- Overhaul existing doors, windows, wall tiles and drainage as required.
- Patch-repair existing floor finishes.
- Full internal redecoration

5 Cellar:

- Strip out all cellar equipment.
- Install Smart Dispense system prior to CAPEX works.

6 Private Accommodation:

- Dilapidation works completed prior to CAPEX scheme.
- Ensure accommodation is compliant for tenant.



External Refurbishment



Signage and external works:

- Full external redecoration of the main building.
- Allowance for access to the above works.
- Strip out and dispose of redundant items.
- Remove covered seating area.
- Install new signage scheme and lighting scheme.
- Repair perimeter picket fencing where required.
- Allowance for two days – two operatives to carry out general tidying, including perimeter planting to maximise visibility of the pub.
- General allowance for new external light fittings.
- Roofing repairs following survey (covered area).Provisional allowance to cover additional external repairs and compliance works.



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FIND OUT MORE

This project will significantly enhance the business's potential and we would like to see you bring your own ideas and flair to make the most of this great opportunity.

Interested? Get in touch.

☎ 08085 94 95 96

🖱 www.starpubs.co.uk

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