



VERSATILE LIFESTYLE BUSINESS OPPORTUNITY

The Fox and The Den & Orchard, Tytherington, Frome, BA11 5BN

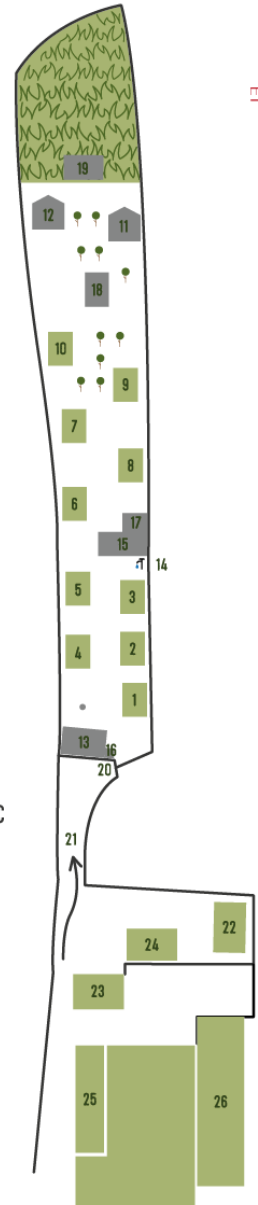
£950,000 Freehold

COOPER
AND
TANNER

SITE MAP



- 1 Pitch 1
- 2 Pitch 2
- 3 Pitch 3
- 4 Pitch 4
- 5 Pitch 5
- 6 Pitch 6
- 7 Pitch 7
- 8 Pitch 8
- 9 Pitch 9
- 10 Pitch 10
- 11 Lodge 1
- 12 Lodge 2
- 13 Washing Up, Shower Block & WC
- 14 Drinking Water And Fire Point
- 15 Games Room & Seating Area
- 16 Recycling Point
- 17 Storage - No access to public
- 18 Crabby Apple
- 19 Washing up, Family Washroom & WC
- 20 Entrance
- 21 Parking
- 22 The Burrow
- 23 The Old Kitchen
- 24 The Lair
- 25 Reception and Fox Takeaway
- 26 The Den



BURGER MENU

Beef Burgers are Hand Pressed & Char Grilled using local Beef & Served in a Soft Toasted Bun with Salad & Fresh Tomato

FOX TAKE AWAY

The Classic £10
7oz Beef Burger, Mayo, Cheddar Cheese, Bacon & Tomato Relish

The American £10
7oz Beef Burger, Hickory BBQ Sauce, Streaky Bacon & Monterey Jack

The Hawaiian £10
7oz Beef Burger, Char Grilled Pineapple, Streaky Bacon, Cheddar Cheese & Mayo

the Caribbean £10
Crispy Chicken Burger, Streaky Bacon & Caribbean Jerk Sauce

the Indian £10 V
Samosa & Onion Burger, Tomato Salsa, Houmous & Tzatziki

THE GREEK £10
7oz Beef Burger, Halloumi Cheese Tomato Salsa & Tzatziki

THE BLACK & BLUE £10
Cajun Spiced 7oz Beef Burger, Blue Cheese, Mayo, Streaky Bacon & Tomato Salsa

THE BEST MEXICAN £10.50
7oz Beef Burger, Beef Chili Con Carne, Jalapeno Peppers & Melted Cheese

FRIES

Skin on fries £3 £4

Garlic & bacon seasoned fries £3.50 £4.50

Sweet potato fries £4 £5

REG **LRG**

MENU

FOX TAKE AWAY

PIZZA
Traditional 12inch Stone Baked Italian Pizza with Home Made Tomato Ragù

THE MEAT £13
Seasoned Chicken, Italian Meatballs, Smoked Bacon, Pork Sausage, Pepperoni, Red Onion & Mozzarella

THE VEGETARIAN £12 V
Ratatouille Vegetables, Baby Spinach, Mushrooms, Goats Cheese, Mozzarella & Herbs

THE BBQ £12
BBQ Sauce Base, Seasoned Chicken, Smoked Bacon, Red Onion, Sweetcorn & Mozzarella

THE TROPICAL £12
Smoked Streaky Bacon, Pineapple & Mozzarella

THE ORIGINAL £11 V
Beef Tomato, Mozzarella, Olive Oil & Oregano

THE CHICKEN £12
Seasoned Chicken, Mushrooms, Peppers, Baby Spinach, Mozzarella & Oregano

THE PEPPERONI £12
Pepperoni, Salami, Chorizo & Mozzarella

THE HOT AND SPICY £12
Seasoned Chicken, Chorizo, Jalapenos Peppers, Chilli Flakes & Mozzarella

MAINS

Our Famous Creamy Thai Curry & Rice

Vegetable £10 V
King Prawn £12
Chicken £11
(GF - Contains Peanuts)

Seafood Basket £18.90
Pan-fried Squid Rings, Breaded King Prawns, Dof & Squid Chunks with Lemon, Tartare Sauce & Fries

SIDES

12" Cheesy Garlic Bread £8
Beer Battered Onion Rings £4.50
Crispy Squid Chunks with Thai Dipping Sauce £7
Holloumi Fries & Sweet Chilli Sauce £6.50
Chili Cheese Bites & BBQ Sauce £6
Loaded Fries - Crispy Shredded Chicken, Satay £8 Sauce, Sesame Seeds & Chilli Flakes
Loaded Fries - Beef Chili Con Carne, Cheddar Cheese & Jalapenos £8

KIDS MEALS
Served with skin on fries £7

Beef Burger with Cheese £7
Breaded Chicken Strips £7
Breaded Scampi Tails £7

Crispy Mozzarella Sticks £7
Fish fingers £7

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Description

A truly unique lifestyle leisure business situated on the outskirts of the popular town of Frome and within short distance to one of the region's most popular attractions Longleat House & Safari Park. The 'Selwood Garden Community' development is proposed the opposite side of the A361 bypass to the north, the proposed masterplan and further details are available from the agent.

Substantial former pub dating back to 17th century together with range of holiday letting accommodation and camping field. In total extending to approximately 1.6 acres (0.65ha) or thereabouts, as identified edged red.

The Fox

The Fox was previously a traditional country pub but following a change in direction from the owners has been repurposed and is now occupied as their principal dwelling. The commercial kitchen has been retained and now provides food for the letting accommodation and as a successful takeaway business on Friday and Saturday nights.

The internal accommodation comprises ground floor entrance hall, living room (former bar and dining areas), office, commercial kitchen and prep rooms and former customer toilets and stores. The first floor provides family kitchen, living room and five bedrooms each with en-suites.

It offers potential to formalise the change of use as a primary residence, scope to increase the food offering as a restaurant, boutique hotel or further letting accommodation or similar, subject to any necessary consents.

The Den & Orchard

The letting accommodation business comprises of a range of spaces and is well positioned to attract those visiting East Somerset and West Wiltshire attractions such as Longleat, Westbury White Horse, Stourhead, Wells Cathedral, Wookey Hole Caves, Bath and more.

The Den is a well presented two-bedroom annexe which benefits its own courtyard. This could be occupied as managers accommodation or possibly suit multi-generational living should it not be used as letting room.

The Old Kitchen is a one-bedroom unit and there are two purpose-built Glamping Pods. These are open plan and can sleep family 4-6.

There is a one-bedroom static caravan which has been in situ since 2005 and was previously occupied as staff accommodation and more latterly has been occupied by the owner's parents as their primary residence. There is scope for this to either be replaced with something more permanent, STPP, or let out as additional letting space.

Within the camping field there are two timber-built shower and toilet blocks, a games room, shepherds hut and two purpose built timber lodges. The lodges also capable of sleeping a family of 4-6. There is space for at least 10 camping pitches or potential for additional lodges.

Available all year-round with the campsite open from 31st March until 1st October. Bookings are taken directly or via Booking.com or Pitchup.com.



Reception/Takeaway Hatch



Ratings and reviews

4.5 ●●●●● 401 reviews

#5 of 60 Restaurants in Frome



The Old Kitchen

Glamping Pod



The Business

The takeaway and letting accommodation are currently ran as two separate businesses to suit the owner's lifestyle. There is however huge scope for increased income in both businesses through increasing trading hours, additional letting accommodation, letting of the static caravan, review of the rates charged and more.

Currently run by the Vendors a husband-and-wife team with the assistance of casual staff and a small number of local contractors such as laundry services and maintenance. There will be no staff contracts to hand over under TUPE.

It has a trip advisor rating of 4.5 with 401 reviews with a mix of reviews of the letting accommodation and takeaway. It is ranked number 5 of 60 restaurants in Frome.

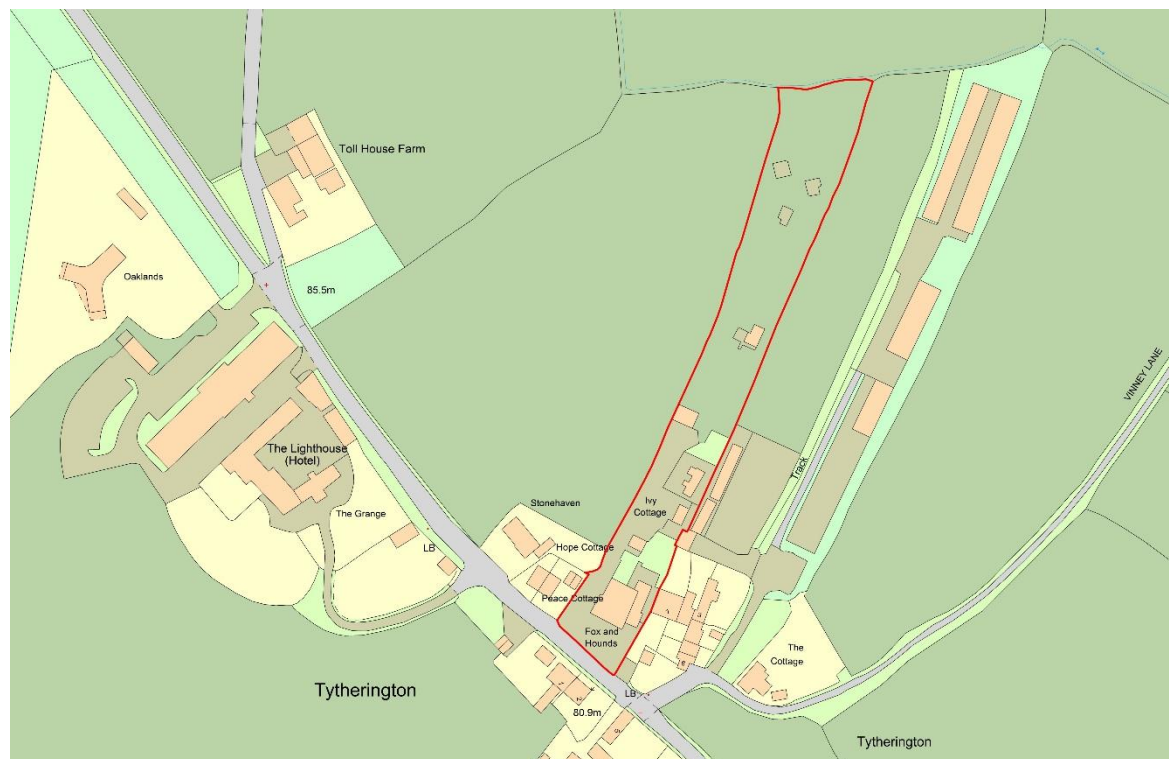
Business assets and trading fixtures will be included within the sale together with any attributed goodwill or intellectual rights, where applicable.

Additional business information and financials will be available following a successful viewing at the full discretion of the Vendor.

Further information can be found at:

www.thedenandorchard.co.uk

www.thefoxfrome.co.uk



Local Council: Mendip district Council

Council Tax Band: B

Business Rates: £22,700. The property may need updating with the VOA.

Services: Mains water and electric. Private drainage – we understand that there are 5 septic tanks connected to the respective parts.

Tenure: Freehold



Train Links

- Frome



Nearest Schools

- Frome
- All Hallows Prep School

Energy Performance: TBC

Viewings: Strictly by appointment only.
What3Words location -/// otter.riverbank.cove





**COOPER
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TANNER**

COMMERCIAL DEPARTMENT
Telephone 0345 034 7758
41 High Street, Glastonbury, BA6 9DS
commercial@cooperandtanner.co.uk
www.cooperandtanner.co.uk



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