



Rent £45,000 Per annum

Size 2,648 Square feet

Ref #3342

Address

Town: Chertsey/Addlestone/Weybridge area

Area: Surrey

Location

Occupying a prime and extremely visible site on a main roundabout in a town centre close to a Sainsburys supermarket and carpark. Nearby occupiers such as Pizza Express and many independent retailers.

Description

Premium Offers Invited - To include lease, fixtures, fittings & equipment — trading name excluded. (Stock at valuation.)

This is a rare opportunity to acquire a well-established, free-of-tie (not attached to a brewery) public house situated in an excellent location, offering spacious trading areas, a generous garden, and substantial living accommodation. The property enjoys a strong local reputation, and often hosts popular live music events along with a strong food offering.

The ground floor features an inviting trading area providing approximately 35 covers inside, with a further 50 covers available in the attractive garden. A fully fitted commercial kitchen with extraction system is included, presenting a genuine turnkey opportunity for a new operator. Please note that the kitchen is fitted with electric cookers and there is no gas supply to the premises.

On the first floor, there are three well-proportioned double bedrooms, each with en-suite facilities. This accommodation can be accessed either directly from a separate street entrance or internally from the pub, offering ideal potential for use as bed and breakfast rooms or staff accommodation.

The second floor provides a spacious office and an additional double bedroom with its own en-suite bathroom, suitable for use as a manager's suite or further guest accommodation.

To the rear of the property, the garden area can accommodate up to 50 covers and benefits from a newly installed awning over the patio, creating a welcoming outdoor dining and entertainment space. Two garages are also located at the rear, providing valuable storage facilities and off-street parking.

Please note that our clients have undertaken a high standard of refurbishment since taking on the premises, including the installation of new furniture, enhancements to the outdoor area with new speakers and an awning, and new carpets throughout the upper floors.

Accounts are not available for review.

The property has an EPC Rating of Band B. Early viewing is highly recommended to appreciate the full potential this pub has to offer.

This property is being confidentially listed which means that you must fill out the section saying 'Send us an enquiry' in order to obtain the full address. All appointments should be arranged through our office. Please do not disturb the current tenant.

General Information

Tenure:	Leasehold
Rent:	£45,000 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a rateable value of £23,100 payable at the prevailing rate.
Lease details:	A new 15 year F.R.I. lease was signed in October 2023. Upward only rent reviews at the 5th and 10th Anniversary.

Features

- ✓ 'E' Use class
- ✓ 24/7 access
- ✓ Al Fresco seating
- ✓ Alcohol license
- ✓ Corner position
- ✓ Furnished

Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.











