

WOKING



Royal British Legion Social
Club, 27 Rose Lane, GU23
6NE



FOR SALE

3,218 SQ FT

- Well-established community building with a long-standing local presence
- Prominent village centre location in Ripley, Surrey
- On-site car park to the rear
- Large open plan hall/meeting area
- Close to local Amenities
- Potential for development or alternative uses (subject to planning consent)

Detached former Community Hall & Social Club (F2 Use Class) For Sale

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Summary

Available Size	3,218 sq ft
Price	Offers in excess of £625,000
Rateable Value	£7,100
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Description

The property is a detached premises arranged over two storeys, comprising a bar area, kitchens and toilet facilities at ground floor level. The first floor provides additional meeting rooms and office accommodation. Externally, there is a car park to the rear of the property

Location

The premises occupies a prominent position within the centre of Ripley village, Surrey. The property benefits from convenient access to the wider road network, with Junction 10 of the M25 located approximately 2.4 miles to the north-east. Heathrow Airport is situated approximately 12 miles away, while Clandon railway station lies approximately 2.5 miles from the premises. The surrounding area is predominantly residential in character, supplemented by a mix of farming and agricultural uses.

Accommodation

The accommodation comprises the following areas (GIA) :

Name	sq ft	sq m	Availability
Ground	2,986	277.41	Available
1st	232	21.55	Available
Total	3,218	298.96	

Tenure

Available by way of freehold with vacant possession under a single title.

Method of Sale

Within the guidelines of Section 121 of the Charities Act 2011, we are disposing of 27 Rose Lane, Ripley on behalf of The Royal British Legion. We will be required to market the property for a minimum period of 6 weeks. Offers are invited for the freehold on a conditional or unconditional basis.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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