Owen Isherwood
CHARTERED SURVEYORS

The Royal Oak, 89 Oak Hill, Wood Street Village, Guildford, GU3 3DA

TO LET / FOR SALE | 2,745 SQ FT (255.02 SQ M)

Public House in Wood Street Village - Available To Let / For Sale

- Traditional public house within a small, local suburb of Wood Street, near Guildford.
- Former public house with drinks lines and bar fitted.
- Extraction also fitted for food/restaurant use.
- Three bedroom apartment above.
- Large rear beer garden.
- Ample parking to the front.
- Traditional brick and slate build.

Location

Located on the edge of Guildford; an affluent Home County on the Southern edge of London. The subject property is situated within Wood Street suburb of Guildford due West of the town, also being a short drive from Ash, Tongham, Aldershot and Badshot Lea. A relatively green area, with Hankely Common, Surrey Hills and various farms also situated nearby. The premises benefit from a large garden to the rear and a free public car park is situated close to the unit.

Description

A public house situated in the centre of Wood Street Village, this two-storey standalone building benefits from a large open plan bar/seating area upon entry, with male and female WC units to the rear, a fully fitted bar with lines fitted linking to a large room for barrels at the rear still in place, along with a kitchen also at the back with extraction fitted.

Upstairs is a three-bedroom apartment with appropriate bathroom and living room. To the rear a large garden area for use both of the owner-occupier and customers is accessible from the side of the premises, with a car park to the front for the use of customers, along with scope for additional signage.

Accommodation

Name	sq ft	sq m	Availability
Building	2,745	255.02	Available
Total	**2,745**	**255.02**	

Terms

New Lease

Rent

£55,000 per annum

Price

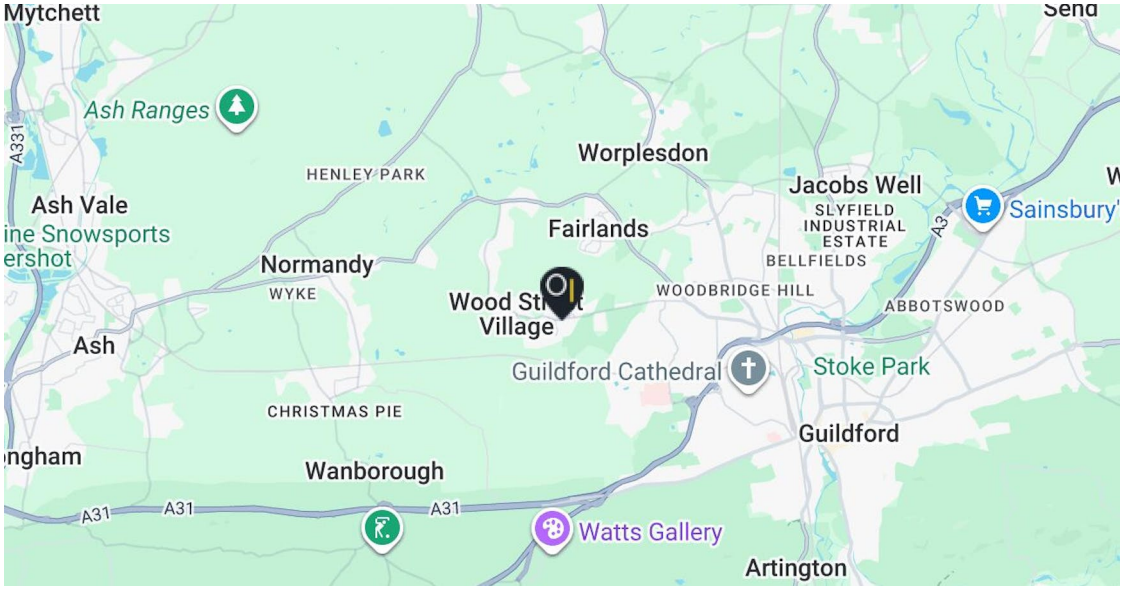
Offers in excess of £750,000

Rates & Charges

Rateable value: £5,000
Rates payable: £2,495 per annum with apartment above falling under Council Tax Band "E".

EPC

C (65)



Contact

Kieran Morgan
T: 07904377405
M: 01483 300176
E: Kieran@owenisherwood.com

Alex Bellion
T: 01483 300176
M: 07971 756068
E: alex@owenisherwood.com

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated