Owen Isherwood
CHARTERED SURVEYORS

125 Windsor Road, Chobham, Woking, GU24 8QS

FOR SALE | 3,521 SQ FT (327.11 SQ M)

A freehold detached former restaurant and character property in the gorgeous Surrey countryside.

- Grade-II Listed Character Property
- Ample parking
- Situated on busy Windsor Road running into central Chobham
- Close to Sunningdale and Wentworth
- Separated dining, bar and private rooms
- Extensive Kitchen with extraction units fitted to the rear
- Previously operating as a thriving restaurant with appropriate planning consents
- Possible alternative office or leisure uses

FIRE EXIT

Location

The subject property is situated within the rural area of Burrowhill, on the Northern edge of the town of Chobham, South of Sunningdale and Wentworth. The nearest large town is due South being Woking, where National Rail services link to the Capital as well as throughout Surrey and Hampshire. Due North is the M3 motorway which is a short 5-minute drive away linking between the cities of London and Southampton, and a short distance to the M25 Motorway.

Description

A converted farmhouse dating from pre-1800's, benefitting from exposed timber frame, original chimney stack and roof.
The building gained Grade-II listed status in 1955 with the original build date for the property unknown. There have been two ground floor extensions added to the original building. Throughout the property you will find character features such as exposed beams, rafters and original brickwork. Externally is a large car park surrounding the outward-face of the building, with an enclosed secure store area to the rear.
Previous use for the property was a restaurant, with extensive kitchen facilities, the required extraction system remaining at the rear of the premises along with a refrigeration unit, wine cellar, ingredients store and office.

Price

Offers in the region of £750,000 +VAT

Rates & Charges

Rateable value: £44,250
Rates payable: £6.27 per sq ft

Licensing

We would advise that whilst the previous tenant operated a restaurant with the appropriate licensing, it is incumbent upon any new operator/purchaser to make their own enquiries to the local authority for restaurant or alternative use at the property.

Tenure

Freehold with vacant possession.

Legal costs

Each party to bear their own legal costs incurred in the transaction.

Contact

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