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.

DREAM

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 +VAT

Price

Offers in excess of £650,000 + VAT

Rates & Charges

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

EPC

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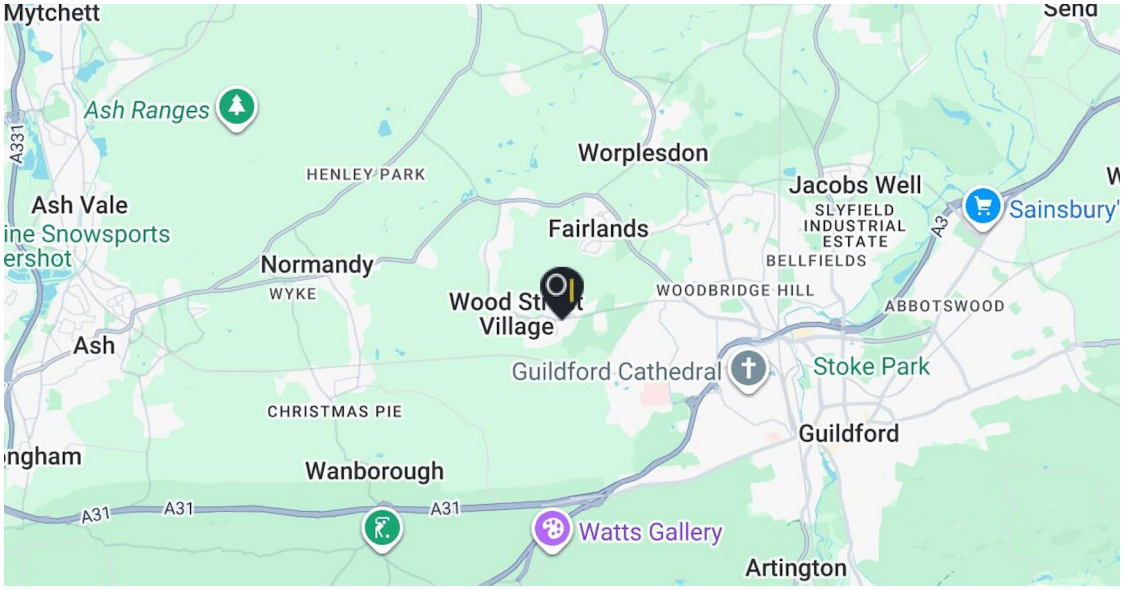

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