

THE ROYAL OAK

59 THE STREET, WRECCLESHAM, FARNHAM, GU10 4QS

PROMINENT ROADSIDE PUBLIC HOUSE
AVAILABLE FOR SALE WITH VACANT POSSESSION
GUIDE PRICE: £475,000 + VAT OR MAY LET





THE ROYAL OAK

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Excellent home made food served
12:00 - 2:00pm
16:00 - 10:00pm
Open all day

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HIGHLIGHTS INCLUDE:

- Guide Price: Freehold £475,000 + VAT / May Let
- Prominent roadside position fronting The Street
- Attractive Grade II listed public house
- Bar/restaurant area for circa 76 covers
- Excellent transport links to London Waterloo from Farnham Station
- Good sized plot of 0.6 of an acre
- Alternative use potential subject to obtaining the necessary consents

LOCATION

Wrecclesham is an affluent village on the southern outskirts of the town in Farnham, Surrey. The village is located 1.6 miles west of Farnham and 9 miles east of Alton.

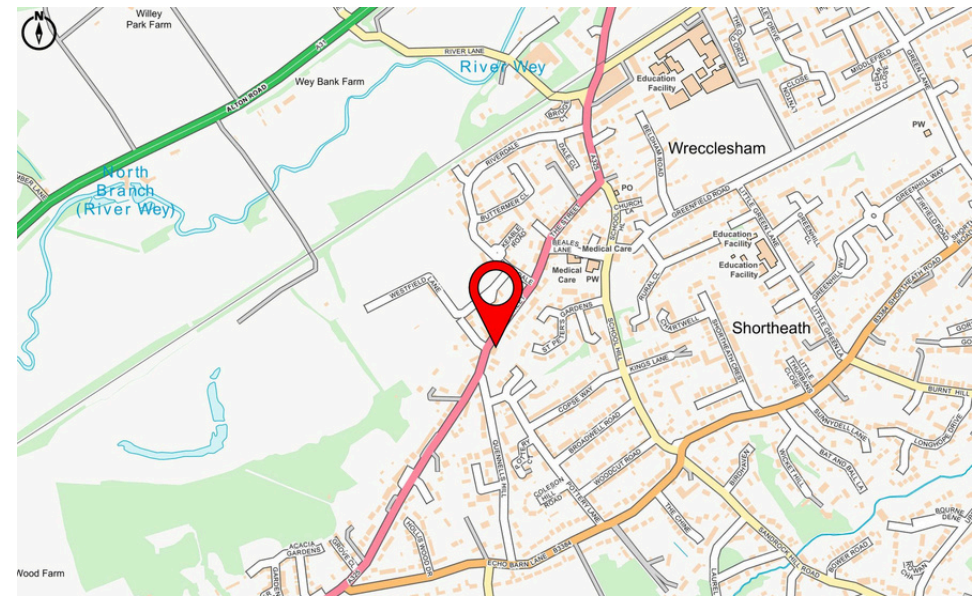
The Royal Oak fronts a prominent roadside position on The Street which provides good connectivity to the A31 which links Farnham, Aldershot, Alton and Winchester. The surrounding area comprises predominantly residential dwellings with Wrecclesham Sports and Social Club and Tennis Club being nearby. Farnham Train Station is located 2.5 miles distant and provides excellent transport links to London Waterloo in just over 1 hour.

DESCRIPTION

The Royal Oak is an attractive Grade II listed detached property of brick construction with rendered pebble dash elevations. The property is arranged over basement, ground and first floors. The ground floor trading area is styled traditionally throughout and comprises an open plan bar/restaurant area for approximately 65 covers. Ancillary area comprises a good sized commercial kitchen, customer W/C's, basement cellar with associated stores. The first floor comprises four double bedrooms, family bathroom, office and kitchen.

Externally, the property benefits from a good sized rear trade garden for approximately 70 covers and benefits from a smoking solution to the side. There is customer car parking to the front of the property for 9 vehicles. The property benefits from separate access to the side off The Street and provides additional car parking for 4 vehicles.

The property sits on a plot size of approximately 0.6 of an acre and has a Gross Internal Area of approximately 3,100 square feet.



TENURE

The pub is being sold freehold with vacant possession. Alternatively, a letting arrangement for operation as a public house may be considered subject to negotiation of terms such as type of agreement, rent and drink supply.

RATEABLE VALUE

2023 Rateable Value - £28,000

EPC

The property has an EPC rating of C-68. A copy of the EPC is available upon request.

PLANNING

The property is Grade II Listed and is situated within the Wrecclesham Conservation Area. All planning enquiries should be directed to Waverley Borough Council.

TRADING

The premises are currently closed.

GUIDE PRICE

Guide Price: £475,000 + VAT. Leasehold proposals will be considered.

SERVICES

We are verbally advised that all mains services are connected to the property.

FIXTURE AND FITTINGS

The sale of the property will not include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

VAT

VAT will be applicable.



PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol at the following times:

Monday to Thursday - 10:00-00:00

Friday and Saturday - 10:00-01:00

Sunday - 12:00 to 23:00

VIEWINGS

All viewings must be made by prior appointment via the sole agents Savills.

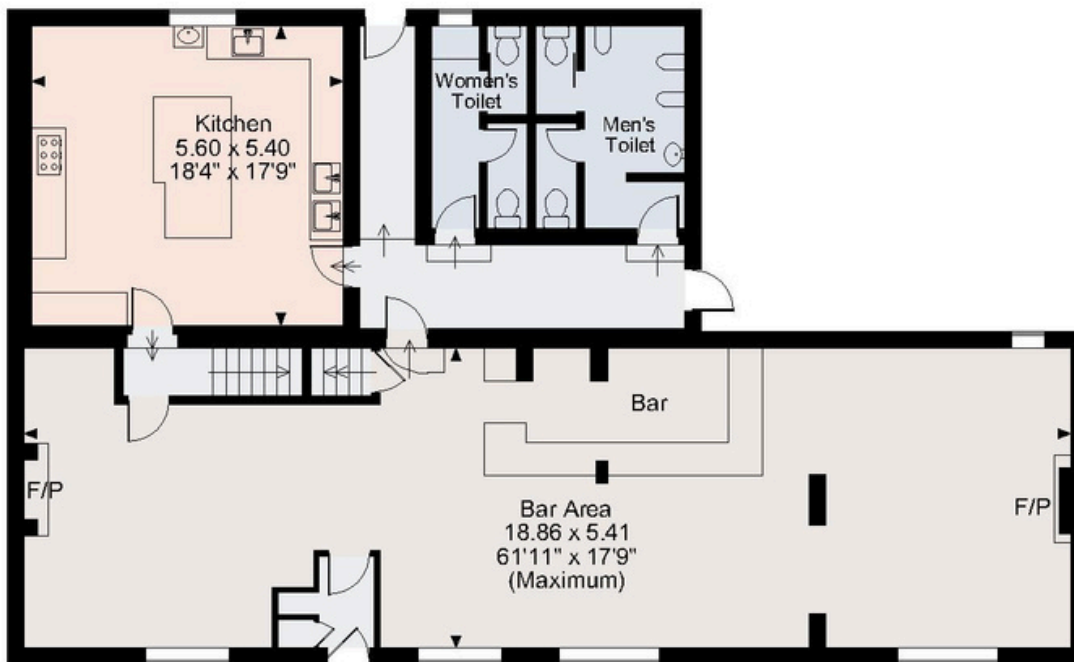
MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers/tenants. Prospective purchasers/tenants will need to provide proof of identity and residence.

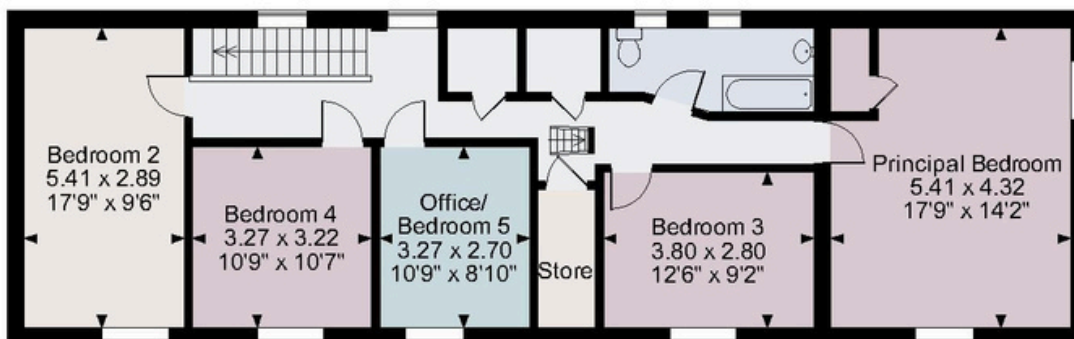


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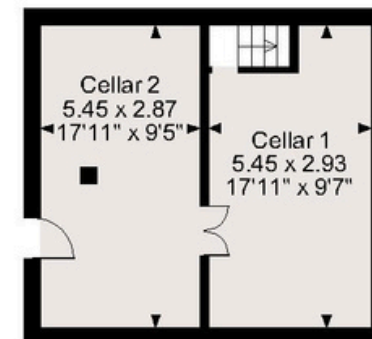
savills



Ground Floor



First Floor



Cellar

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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