

The Anchor Inn

Vigo Lane, Yateley, GU46 6EP

Freehold Public House For Sale



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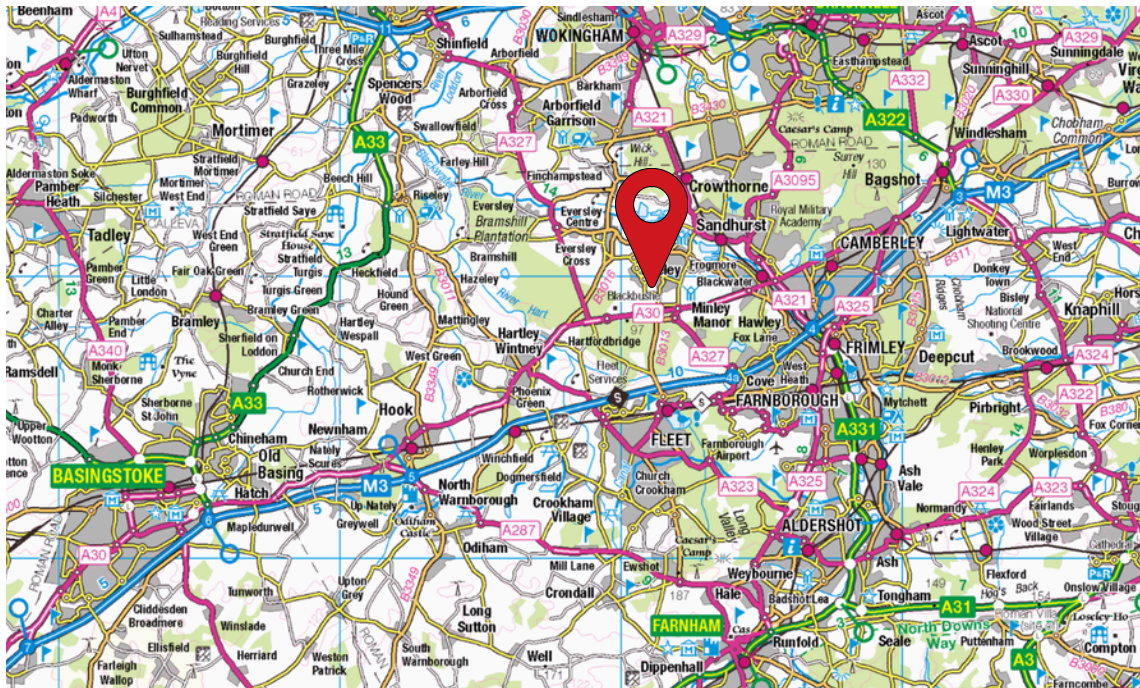
LOCATION

The Anchor Inn is located on the southern edge of Yateley on Vigo Lane.

Yateley is an affluent town and civil parish in the Hart District. It has a population of approximately 20,500 people and includes the areas of Frogmore and Darby Green. It is situated near the borders of Berkshire and Surrey, which makes it a popular location for commuters to London.

Yateley offers local amenities, including schools, parks, and local shops. It also benefits from good road links to nearby towns like Reading, Camberley, and Farnborough, as well as to London. For a wider range of shops and restaurants, residents often visit the nearby town of Camberley.

The immediate vicinity consists of mainly detached residential housing with Yateley Common to the south.



KEY HIGHLIGHTS

- Freehold Public House For Sale
- Site extending 1.022 acres (0.414 hectares)
- Property is arranged over three levels extending 2,270 sq ft (211 sq m)
- Development potential subject to planning
- **Offers invited in excess of £650,000 plus VAT**

LOCATION MAP

STREET VIEW



PROPERTY DESCRIPTION

The Anchor Inn sits on a site of 1.022 acres (0.414 hectares) and is regular in shape, with a sloped topography rising up from west to east (rear).

The property comprises a detached two storey public house with painted brick elevations under a pitched slate tiled roof.

ACCOMMODATION

Ground Floor

Internally the property comprises an intimate traditional pub with WC facilities at either end of the property. The cellar is located in the single storey element to the left of the entrance. The kitchen is positioned to the rear but not in use.

First Floor

First floor is accessed at the rear and comprises of a lounge, kitchen, bedroom and bathroom. At second floor in the roof void are two further rooms.

External Areas

Externally there is car parking to the left for approximately 25 vehicles. To the rear of the pub is a smoking solution, trade garden and large children's play area. The approximate Gross Internal Area is 2,270 sq ft (211 sq m) according to the EPC register.

PLANNING & CONSERVATION

We understand that the property is not listed or in a conservation area. The property benefits from Sui Generis Public House Consent.

LICENSING

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the pub is permitted to serve alcohol from:

Monday to Thursday 11:00 - 00:30
Friday & Saturday 11:00 - 01:30
Sunday 12:00 - 00:30

We also understand that the pub operates under traditional hours.





IMPORTANT NOTICE

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FIXTURES & FITTINGS

No inventory will be provided however all items left on the day of completion will be included without additional charge

EPC

C-73

RATING

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £8,400.

GUIDE PRICE & TENURE

Freehold (Title number HP446126). We are seeking offers in the order of £650,000 plus VAT for the freehold interest, with vacant possession.

VAT

VAT is applicable at the appropriate rate.

VIEWING

For a formal viewing strictly by appointment with Savills.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

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