

WHYTELEAFE TAVERN

208 GODSTONE ROAD, WARLINGHAM, WHYTELEAFE CR3 0EE

FREEHOLD PUBLIC HOUSE IN SURREY FOR SALE ON BEHALF OF THE STONEGATE GROUP



savills



HIGHLIGHTS INCLUDE:

- Freehold
- Located a short distance from both Whyteleafe & Upper Warlingham Train Stations
- Property arranged over basement, ground, first, second floors and an outbuilding extending to 5,132 Sq Ft (477 Sq M)
- Large self-contained function room located to the rear
- Site extending to approximately 0.175 acres
- Large external trading garden for 108 customers in total
- Property benefits from a licence until 12:30am on Fridays and Saturdays
- Offers are invited in excess of £525,000 + VAT

LOCATION

Located within the Tandridge district of Surrey, approximately 6.0 miles (9.7 kilometres) south of Croydon and 17.1 miles (27.5 kilometres) south of Central London.

The property is positioned at the intersection of Whyteleafe Hill and Godstone Road (A22) and is located a short distance from both Whyteleafe and Upper Warlingham railway stations which provide Southern Railway services to Victoria Station in approximately 32 minutes (Upper Warlingham).

DESCRIPTION

The property comprises the ground, basement, first and second floors of a detached building with painted front and side elevations beneath a pitched tile and flat roof. The property has been extended to the rear with a self-contained function room located to the rear.

LINKS

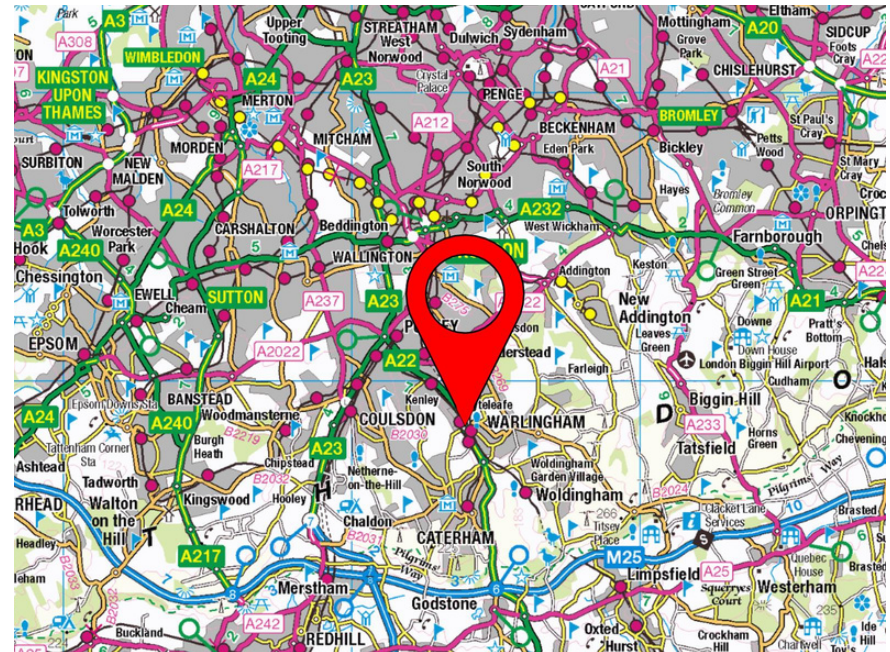
GOOGLE STREET VIEW



BIRDS EYE VIEW



Please note that a Virtual Tour Link is available upon request.



ACCOMMODATION

Basement

The basement provides cellar and stores.

Ground Floor

The ground floor provides an open plan trading area with a central horseshoe-shaped bar servery and seating on loose tables and chairs for approximately 50 customers. Ancillary areas include customer toilets, a former commercial kitchen, manager's office and boiler room. There is a self-contained flat located to the rear which provides one bedroom and a bathroom.

Upper Floors

The first floor provides managers accommodation with two double bedrooms, a kitchen, living room and two bathrooms. The second floor provides additional accommodation for another two bedrooms as well as a store.

Outbuilding

A single storey outbuilding is located in the rear beer garden and provides a function room with customer toilets, a store and a former kitchen.

Externally

There is an enclosed courtyard to the rear with seating on loose benches for 60 customers with additional seating located to the front of the property for 48 customers.



TENURE

The property is held freehold (Title Number SY399197).

PREMISES LICENCE

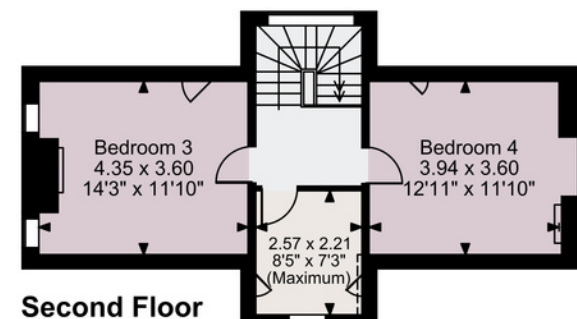
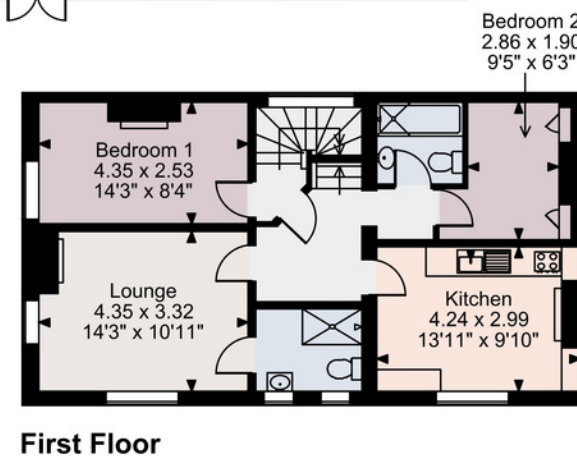
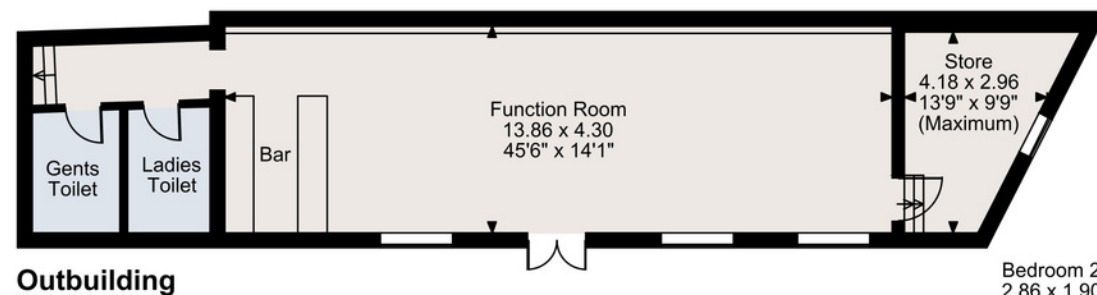
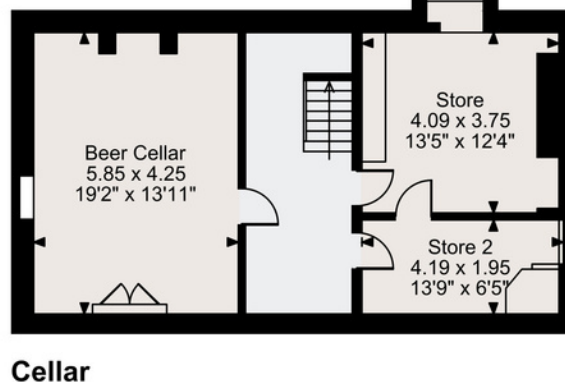
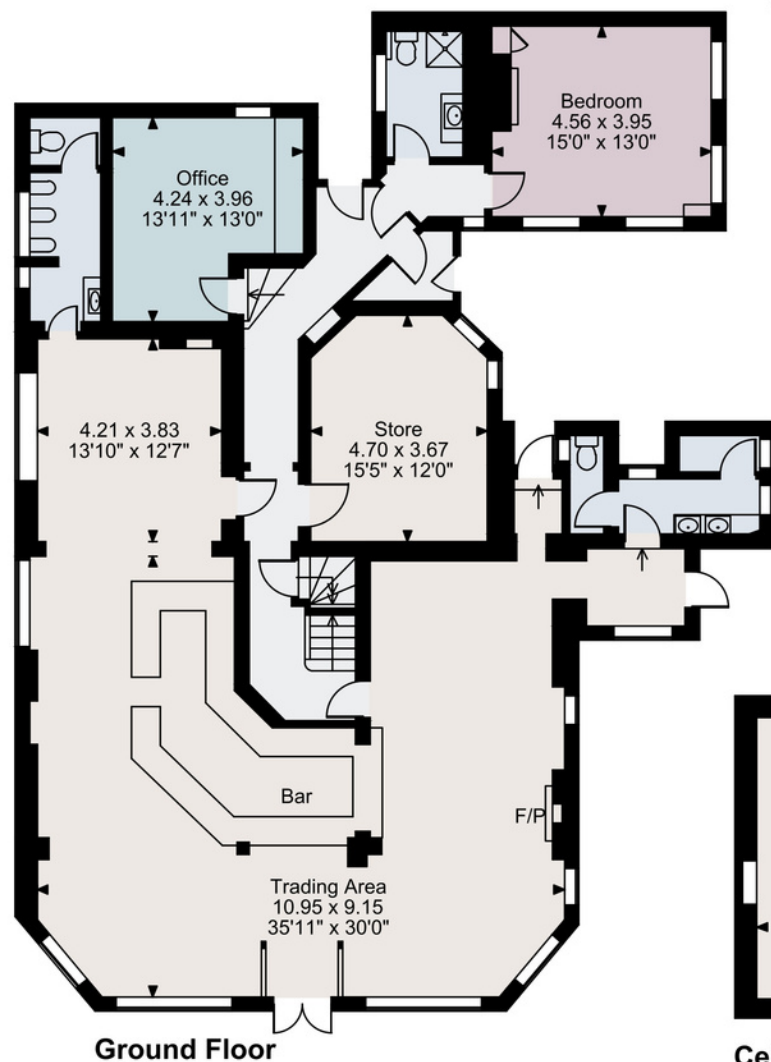
The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times:

- Sunday to Thursday: 9am - 11:30pm
- Friday & Saturday: 9am - 12:30am

PLANNING

The property is not listed nor is it situated within a conservation area.

FLOOR PLAN



208, Godstone Road, Whyteleafe, Surrey
 Cellar gross internal area = 687 sq ft / 64 sq m
 Ground Floor gross internal area = 2,322 sq ft / 216 sq m
 First Floor gross internal area = 711 sq ft / 66 sq m
 Second Floor gross internal area = 473 sq ft / 44 sq m
 Outbuilding gross internal area = 939 sq ft / 87 sq m
 Total gross internal area = 5,132 sq ft / 477 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□ Denotes restricted head height

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EPC

In the course of preparation.

RATEABLE VALUE

2026 - £37,500.

TERMS

Offers are invited in excess of £525,000 plus VAT for the benefit of our clients freehold interest.

VAT

The property is elected for VAT which will be chargeable in addition to the purchase price.

STAFF

Staff may transfer to the purchaser under TUPE regulations as part of the sale.

FIXTURES & FITTINGS

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.





MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills and under no circumstances should any direct approach be made to any of the pub staff.

CONTACT

Jack Phillips

07866 203540

jack.phillips@savills.com

Stuart Stares

07807 999841

sstares@savills.com

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