

SUI GENERIS PUBLIC HOUSE

# FREEHOLD FOR SALE

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 **The George**  
52 High Street, Old Oxted, Surrey, RH8 9LP



## FREEHOLD FOR SALE

- Character building in desirable residential location
- Excellent On-site parking
- Fully fitted Pub/Restaurant
- Potential for conversion STPP
- Rarely available freehold

### Viewing by appointment

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Surrey. RH8 9EE

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## The George

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### Location

The property is located in Old Oxted which is a characterful residential town adjacent to the main A25 giving excellent links to the motorway network as well as substantial passing traffic.

Old Oxted itself is a conservation area with a high density of residential buildings as well as a number of other local Pubs.

Oxted Town Centre itself is located approximately within a 5 minute walk giving access to the train line providing rail links to London Bridge and Victoria.

### Description/Accommodation

The George itself is Grade II Listed Pub with ample seating as well as bar area with cellar and kitchen as well as storage to the rear. The property also benefits from a large outside area currently in use as a car park for up to approximately 25 cars with additional outdoor seating. The first floor is currently in use as Staff accommodation consisting of six individual bedrooms with shared kitchen and bathroom facilities. There is also a semi self-contained Managers Flat consisting of a lounge, bedroom, bathroom and separate W/C.

The premises itself is Grade II Listed and sits within the conservation area of Old Oxted High Street which is itself located in the Green Belt, the property would suit a variety of uses as well potential redevelopment to residential STPP.

### Internal Area

Gross internal areas as follows:

Ground Floor	257.6 sq m	2,772 sq ft
First Floor	181.44 sq m	1,953 sq ft
Cellar	39.53 sq m	425 sq ft
<b>Total</b>	<b>478.57 sq m</b>	<b>5,151 sq ft</b>

### Terms

The property is available freehold with full vacant possession and offers are invited in the region of £850,000, plus VAT (if applicable) subject to Contract.

### Business Rates

According to the Government website the property has a Rateable Value of £41,700. The UBR is. 49.9p in the £.

### Legal costs

Each Party to bear their own legal costs incurred in this transaction.

### Energy Performance Certificate

Awaiting Energy Performance Certificate



### Property Misdescriptions Act

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1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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