

Lightwater

The Red Lion

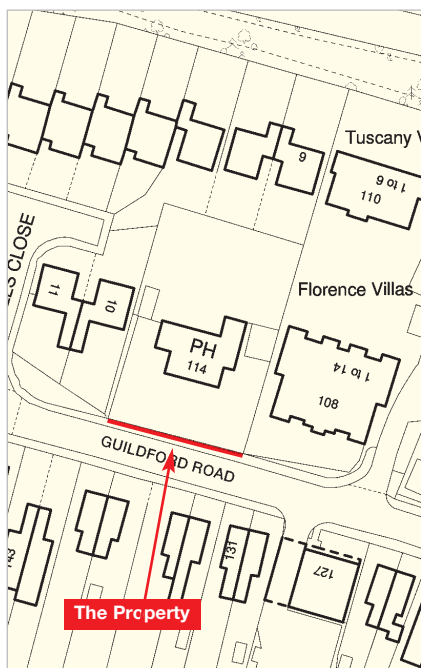
114 Guildford Road
Surrey
GU18 5RP

- Freehold Public House Investment
- Large detached building with car park, close to the M3
- Let on tied lease (1) expiring 2026
- Current Rent Reserved

£50,000 pa

On the Instructions of Trevor O'Sullivan & Nick Wood as Joint Administrators of Pubs 'N' Bars plc

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Lightwater is located adjacent to the M3 (Junction 3) at its junction with A322, about 30 miles south-west of Central London and 8 miles north-west of Woking. The area also enjoys good rail services from Woking (Waterloo 30 minutes) and Bagshot.

The property is situated close to the centre of the village, on Guildford Road (which runs parallel to the A322 dual carriageway) in a densely populated residential area.

Description

This detached property is arranged on basement, ground and one upper floor to provide a large public house, having ground floor trading areas of bar, restaurant and conservatory, ancillary areas of kitchen, WC's and stores with basement cellarage. The first floor provides manager's accommodation of 5 rooms, kitchen and bathroom. To the rear is a patio area and garden, while parking is available on-site at the front for approximately 20 cars. The site area extends to 0.24 acre.

The property provides the following accommodation and dimensions:

Gross Frontage	14.80 m	(48' 7")
Built Depth (Max)	16.90 m	(55' 5")

Basement	26.75 sq m	(288 sq ft)
Ground Floor	186.75 sq m	(2,010 sq ft)
First Floor	90.65 sq m	(975 sq ft)
Total (GIA)	304.15 sq m	(3,273 sq ft)
Site Area	0.1 Hectare	(0.24 Acre)

Tenancy

The entire property is at present let to MR AND MRS BALL for a term of 20 years from 1st February 2006 at a current rent of £50,000 per annum. The lease contains full repairing and insuring covenants. The lease also contains a tie for beer, lager and machines. Further details are available on request (1).

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 62 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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