



Tenure
Freehold.

Location
The affluent town of Reigate is located close to the junction of the M25 and M23 Motorways, about 20 miles south of Central London. As well as excellent road access, the town benefits from good rail services, via London Bridge and Victoria (50 minutes) and Gatwick (17 minutes).
The property, which is Grade II Listed is situated to the south of the town centre, at the junction of Cockshot Hill (A217) and Woodhatch Road.
Occupiers close by include Co-op Convenience Store, Post Office, a Texaco filling station and a number of local traders.

Description
Arranged on basement, ground and two upper floors to provide a public house, having trade and storage areas to ground floor with manager's accommodation over and basement cellarage. To the rear is a single storey storage building. The property benefits from a large site of 835 sq m (0.2 acres) with car parking and a beer garden.

The property provides the following Gross Internal Floor Areas:

Basement (Restricted Height) 1.5m approx	21 sq m	(226 sq ft)
Ground Floor	136 sq m	(1,464 sq ft)
First Floor	74 sq m	(797 sq ft)
Second Floor	38 sq m	(409 sq ft)
Total	269 sq m	(2,896 sq ft)
Rear Store (GEA)	51 sq m	(549 sq ft)

Tenancy
The entire property is at present let to an Individual on a Temporary Management Agreement from March 2013 at a current rent of £10,000 per annum, exclusive of rates. The lease contains full repairing and insuring covenants and provides for a mutual right of termination on service of 28 days notice.

Planning
The property might be considered suitable for alternative uses subject to obtaining the necessary consents.
Planning enquiries should be directed to Reigate and Banstead Borough Council. www.reigate-banstead.gov.uk

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
EPC Rating 75 Band C (Copy available on website).

Viewings
To be held by appointment only, on at least 72 hours' prior notice. Please e-mail your viewing request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 22 Reigate**.

Reigate

The Angel

1a Woodhatch Road

Surrey

RH2 7LJ

- **Attractive Listed Public House**
- **Let on Temporary Management Agreement**
- **Potential for change to alternative uses (subject to the necessary consents)**
- **Large site with beer garden and substantial car parking**
- **Current Rent Reserved**
£10,000 pa

On the Instructions of
D C Chubb & M J A Jervis
of PWC LLP as Joint Liquidators
of Farlane Property Group Ltd
- In Liquidation

SIX WEEK COMPLETION
AVAILABLE

