



## SIZEABLE PUB WITH CAR PARK, TO LET

### FOX ON THE HILL, 177 BRIGHTON ROAD, KINGSWOOD, SURREY, KT20 6SU

- Trade garden and car parking for approximately 30 vehicles
- Potential for alternative uses (subject to necessary consents)
- Easy access to Junction 8 of the M25
- Building footprint approximately 189 sq m (2,039 sq ft)
- Site area approximately 0.6 acre (26,356 sq ft)

#### WHOLE BUILDING AND CAR PARK TO LET

GUIDE RENT £75,000 PER ANNUM

(VAT may be applicable)

LONL191

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## Location

Kingswood is an attractive village situated in Surrey near to the North Downs within the Borough of Reigate and Banstead. The Fox on the Hill is located approximately 2.6 kilometres from Kingswood Railway Station on Brighton Road (A217,) a commuter route which connects to the south with Junction 8 of the M25. This is a busy thoroughfare with representation from BP / Marks and Spencer and Texaco. The property also has access / egress onto Smithy Lane. A location plan is enclosed.

A location plan is attached.

## Description

The Fox on the Hill is a detached property built on three main storeys above basement. The ground floor comprises two interlinked trade areas with a central servery, customer WC's, trade kitchen and storage areas. The first floor has eight en-suite bedrooms. The second floor includes five rooms with a bathroom / WC. The basement includes usual cellarage / ancillary storage facilities. There is a trade patio / terrace to the front of the property and a trade garden to the rear and side.

From ProMap measurements it has been calculated that the building footprint is approximately 189 sq m (2,038 sq ft) and the site area is approximately 2,448 sq m (26,356 sq ft).

NB: The above measurements are provided for guidance purposes only and no reliance should be placed on these when making any purchase offer either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses arising as a result the bidder placing any reliance on such measurements. The successful bidder will be offered the opportunity to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Services

We are advised that the property is connected to all mains services.

## Licensing

The Premises Licence permits trade from 10:00 am until 11:00 pm Monday to Thursday, until 01:00 am on Friday and Saturday and from 12:00 pm until 10:30 pm on Sunday.

## Local Taxation

The property is listed within the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £9,900.

## Basis of Sale

The Vendor is seeking rental offers in the region of £75,000 per annum for a new lease with terms to be agreed. VAT may be payable in addition.

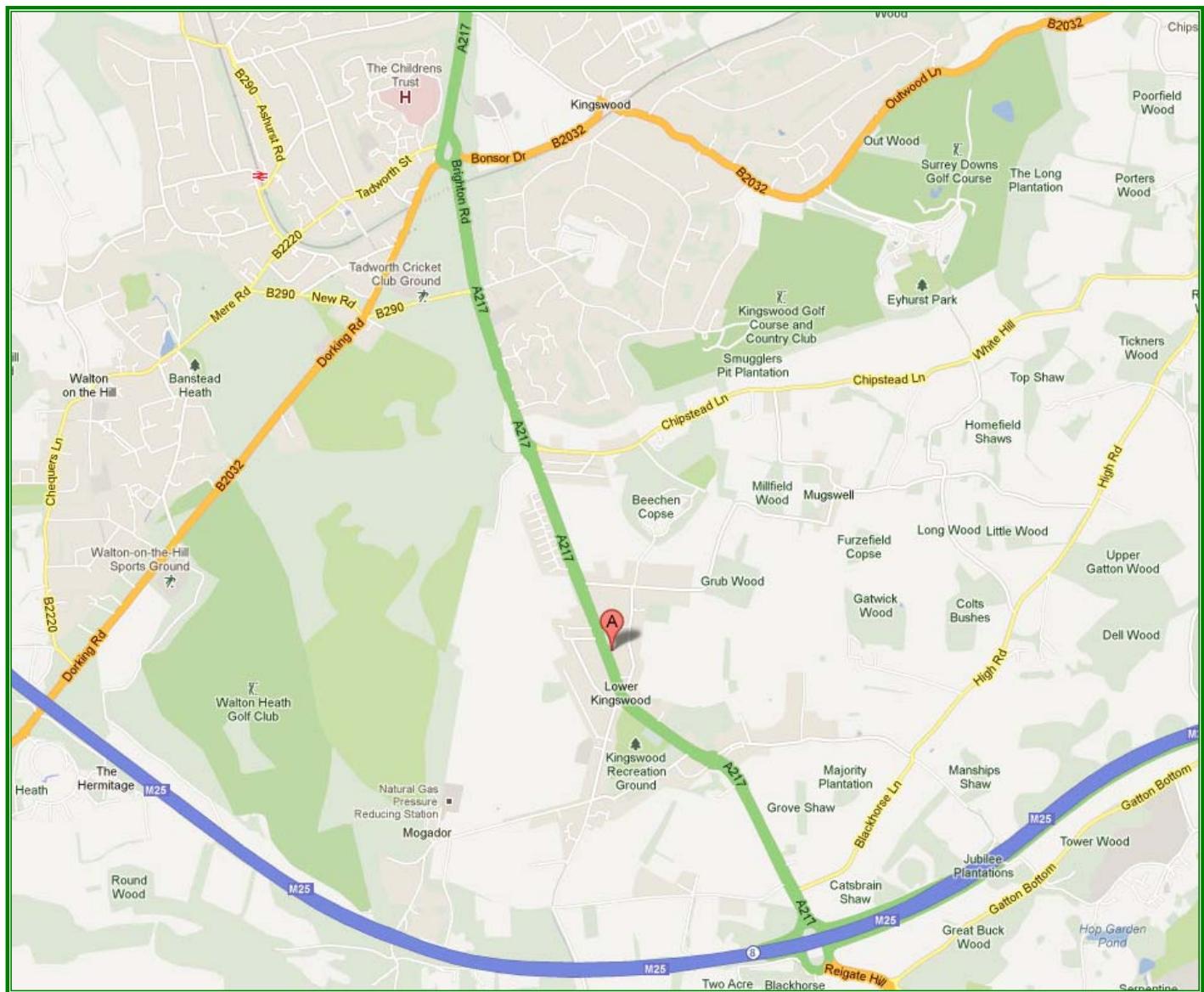
## Viewings

The staff and management are unaware of the potential letting and therefore it is requested you respect the landlord's wish to keep the matter confidential. The letting must not be discussed with any staff or customers. Discreet viewing on a customer basis is encouraged initially.

For further information, please contact Michael Penfold on tel: 020 7836 7826 or email: [Michael.Penfold@agg.uk.com](mailto:Michael.Penfold@agg.uk.com)

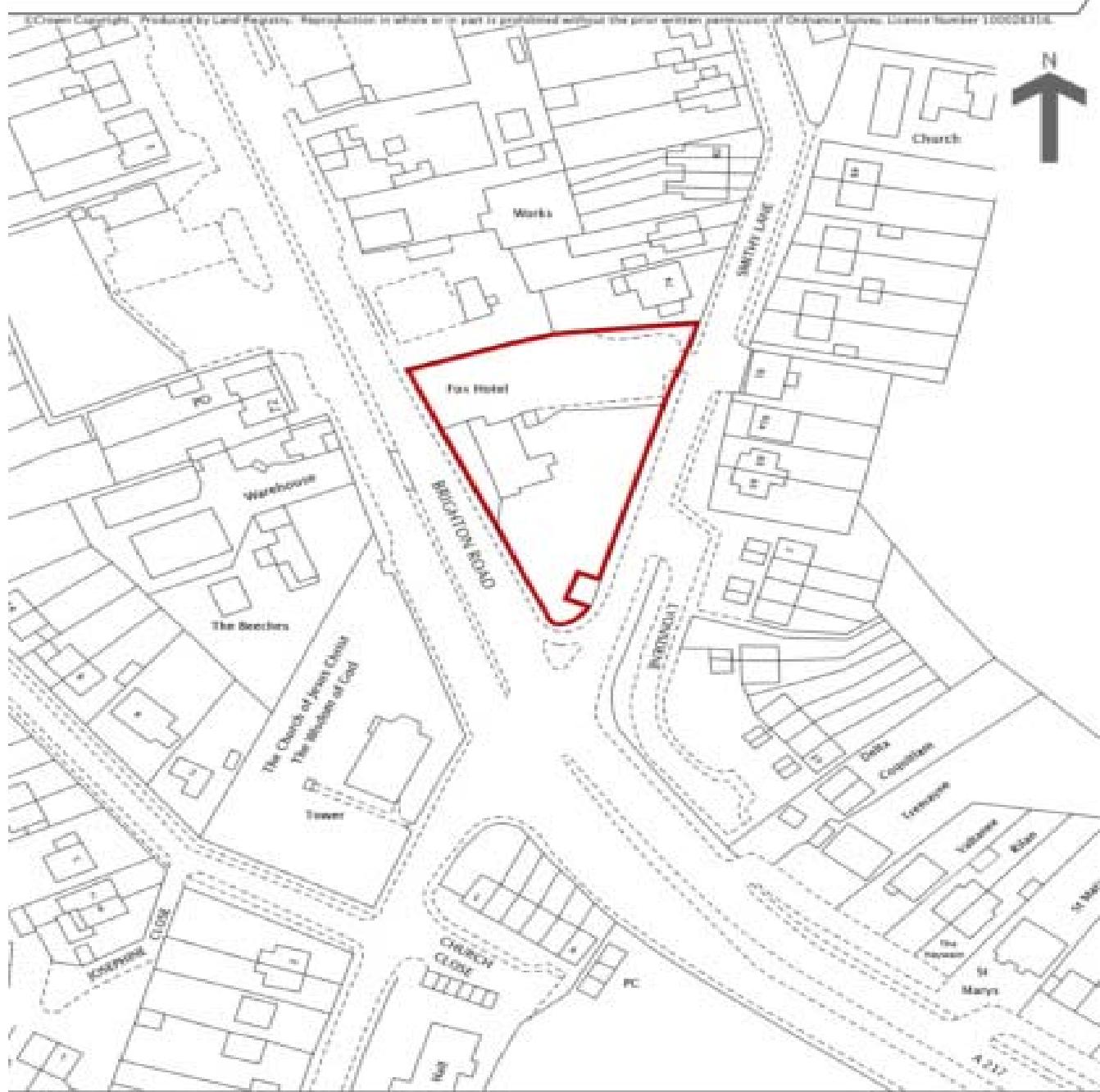
## EPC

EPC available upon request.



## Land Registry Current title plan

Title number SY700205  
Ordnance Survey map reference TQ2453NE  
Scale 1:1250 enlarged from 1:2500  
Administrative area Surrey : Reigate and Banstead



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 05 March 2013 at 15:00:20. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title plans and boundaries.

This title is dealt with by Land Registry, Durham Office.