

## FREEHOLD PUB FOR SALE - NEAR REDHILL TOWN CENTRE



### WHITE LION, 40 LINKFIELD STREET, REDHILL, SURREY, RH1 6BY

- Located circa 700 metres south west of Redhill Town Centre and Railway Station
- Situated within a predominantly residential area
- Total site area of approx. 0.27 of an acre or 1,105 sq m (18,890 sq ft)
- Trade patio to the front with trade garden and car parking for approx. 20 vehicles to the rear
- Conversion potential may suit alternative uses (subject to obtaining the necessary consents)

**FREEHOLD** – with vacant possession upon completion

**OFFERS INVITED** (plus VAT if applicable)

**SUBJECT TO CONTRACT** sole selling rights

COUNF187

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## Location

The pub is situated within an area administered by Reigate and Banstead Borough Council, approximately 30 kilometres (18 ½ miles) south of central London. It lies circa 2 ½ kilometres (1 ½ mile) to the south of Junction 8 of the M25. It fronts Linkfield Street at its junction with Grovehill Road and is surrounded by predominantly low-rise residential accommodation, there is a deli opposite.

Redhill Railway Station lies approximately 700 metres to the north east which provides frequent services into both London Blackfriars and London Victoria with the fastest journey time being 37 minutes.

A location plan is attached.

## Description

A corner plot with a detached three storey building of mock Tudor style, constructed over part basement beneath a pitched clay tile covered roof. The building has painted and rendered elevations. There is car parking for circa 20 vehicles to the rear with a trade garden.

<b>Ground floor</b>	'Olde Worlde' interior with exposed timber beams, decorated in a traditional style, fitted with an 'L' shape bar servery, timber flooring with a raised seating area to the rear. A trade kitchen lies to the rear with a set of customer wc's to the side.
<b>First floor</b>	Manager's flat which comprises five bedrooms and a bathroom.
<b>Second floor</b>	One bedroom constructed in the eaves.
<b>Basement</b>	Cold beer store.

A set of floor plans and a site plan are attached.

The approximate gross internal floor areas are calculated to be:-

<b>Ground floor</b>	173 sq m (1,861 sq ft)
<b>Basement</b>	28 sq m ( 301 sq ft)
<b>First floor</b>	93 sq m (1,000sq ft)
<b>Second floor</b>	12 sq m ( 130 sq ft)
<b>Total</b>	306 sq m (3,292 sq ft)

Using the online Promap measuring system the building footprint and site area are calculated to be: -

<b>Pub Building Footprint</b>	182 sq m ( 1,965 sq ft)
<b>Total Site Area</b>	1,105 sq m (18,890 sq ft)

NB: The areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey 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 the sale of alcohol from noon until 10:30pm on Sunday and from 10:00am until 11:00pm on Monday to Saturday.

## Planning

From informal enquiries of Reigate and Banstead Borough Council it has been established that the property is Grade II listed and lies within the Linkfield Street, Redhill Conservation Area.

### Rating Assessment

The property is listed as a public house and premises and has a rateable value of £8,100 with effect from 1<sup>st</sup> April 2017.

### Tenure

Freehold with vacant possession upon completion.

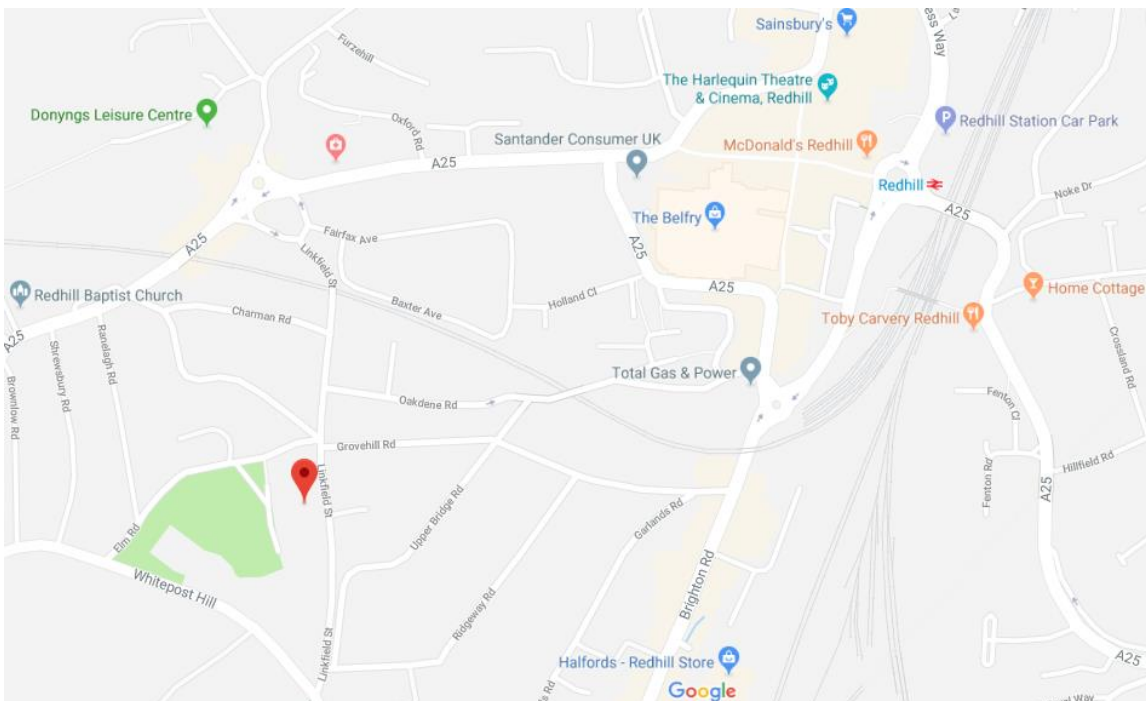
### Basis of Sale

Offers are invited on an unconditional basis (VAT is applicable in addition).

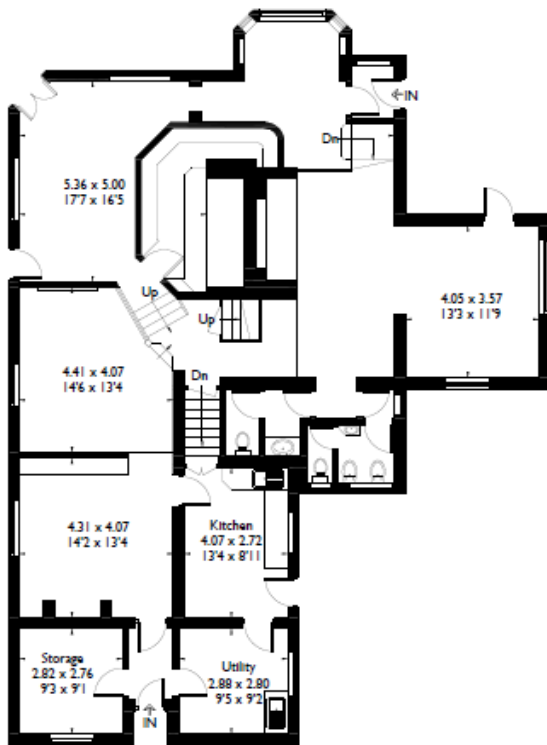
### Viewings & Further Information

Prospective purchasers are requested to undertake discrete customer inspections in the first instance. Please do not engage in conversation with any customers or staff regarding this sale. For further information or to organise a viewing, please contact Panayiotis Themistocli on either Tel: 020 7836 7826 or Email: [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

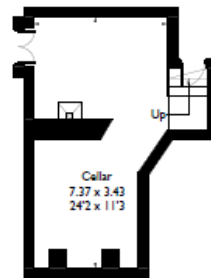
### Location Plans



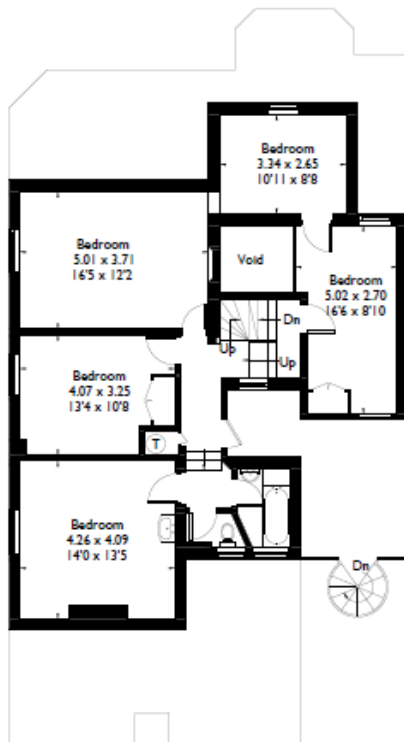
## Floor Plans



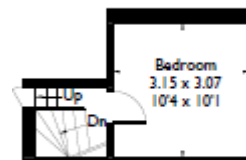
Ground Floor



Basement



First Floor



Second Floor



Site Plan



Not to scale - Provided for indicative purposes only.

EPC

Energy Performance Certificate

Non-Domestic Building

White Lion  
40 Linkfield Street  
REDHILL  
RH1 6BY

Certificate Reference Number:  
0985-3042-0872-0890-6495

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

Energy Performance Asset Rating

More energy efficient

A

0-25

B

26-50

C

51-75

D

76-100

E

101-125

F

126-150

G

Over 150

Less energy efficient

84

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas

Building environment: Heating and Natural Ventilation

Total useful floor area (m<sup>2</sup>): 259

Assessment Level: 3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 155.45

Primary energy use (kWh/m<sup>2</sup> per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

28

If newly built

76

If typical of the existing stock