



### LORD HOTHAM, 360 WALTON ROAD, WEST MOLESEY, SURREY, KT8 2JE

- Surrounded by a mixture of commercial and residential property types
- Total site area of just over 380 sq m (4,090 sq ft)
- Located circa 1 ½ kilometres west of Hampton Court Railway Station
- Trade garden to rear
- Development potential (subject to obtaining the necessary consents)

**FREEHOLD** – with vacant possession upon completion

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

**SUBJECT TO CONTRACT** sole selling rights

LONF561

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## Location

The pub is situated within an area administered by Elmbridge Borough Council and lies approximately 20 kilometres (12 miles) south west of central London. It fronts Walton Road (B369) at its junction with Spreighton Road and is surrounded by a mixture of low rise residential and commercial properties.

Hampton Court is the nearest Railway Station which lies approximately 1 ½ kilometres (one mile) to the east and provides frequent and direct services into London Waterloo with the fastest journey time being 36 minutes via Surbiton.

Location plans are attached.

## Description

A three storey detached property constructed over part basement beneath a pitch clay tile covered roof with painted rendered elevations throughout. The property has a trade garden to the rear and a trade patio to the front of the building. Internally, the property has the following configuration:-

<b>Ground floor</b>	Open plan trading area decorated in a traditional style fitted with a central island bar servery and two rooms to the rear.
<b>First floor</b>	Six double bedrooms and two bathrooms.
<b>Second floor</b>	Living room and a double bedroom.
<b>Basement</b>	Cold beer store and general ancillary storage area.

A set of floor plans are attached.

**Gross Internal Area Approx.** 356 sq m (3,830 sq ft)

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

<b>Pub Building Footprint</b>	187 sq m (2,012 sq ft)
<b>Total Site Area</b>	380 sq m (4,090 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 10:00am until midnight on Sunday to Thursday and from 10:00am until 1:00am on Friday and Saturday.

## Planning

From verbal enquiries of Elmbridge Borough Council it has been established that the property is not listed as being of Special Architectural or Historical Interest and nor does it lie within a conservation area.

## Rating Assessment

The property is listed as a public house and premises and has a rateable value of £13,250 with effect from 1<sup>st</sup> April 2017.

## EPC

The building has an EPC 'F' rating, a copy of the report is attached.

## 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

The pub is open and trading so prospective purchasers are requested to undertake a discreet customer inspection in the first instance. For further information or organise a viewing, please contact either James Grimes or Panayiotis Themistocli on either Tel: 020 7836 7826 or email: [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

## Site Plan



## EPC

### Energy Performance Certificate

Non-Domestic Building

Lord Hotham  
360 Walton Road  
WEST MOLESEY  
KT8 2JE

HM Government

Certificate Reference Number:  
0290-2444-6830-6100-4603

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+**

..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**135** 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> ):	290
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	112.57
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

#### Benchmarks

Buildings similar to this one could have ratings as follows:

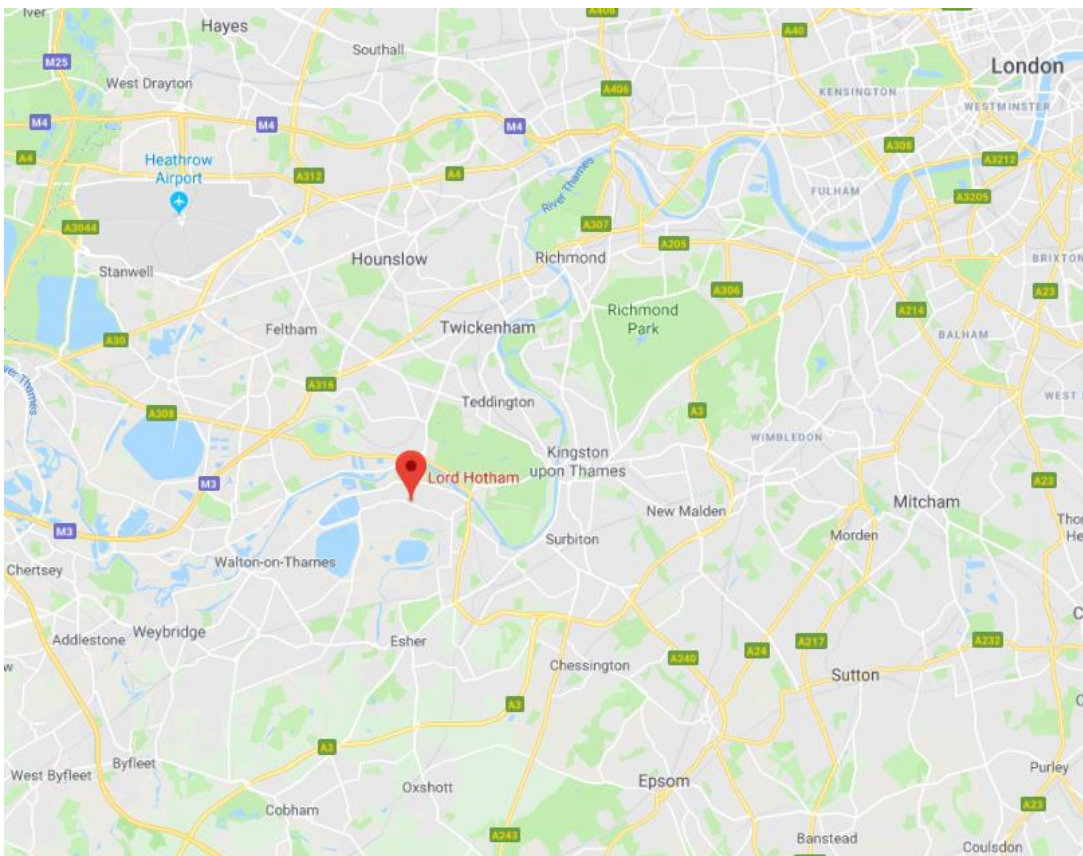
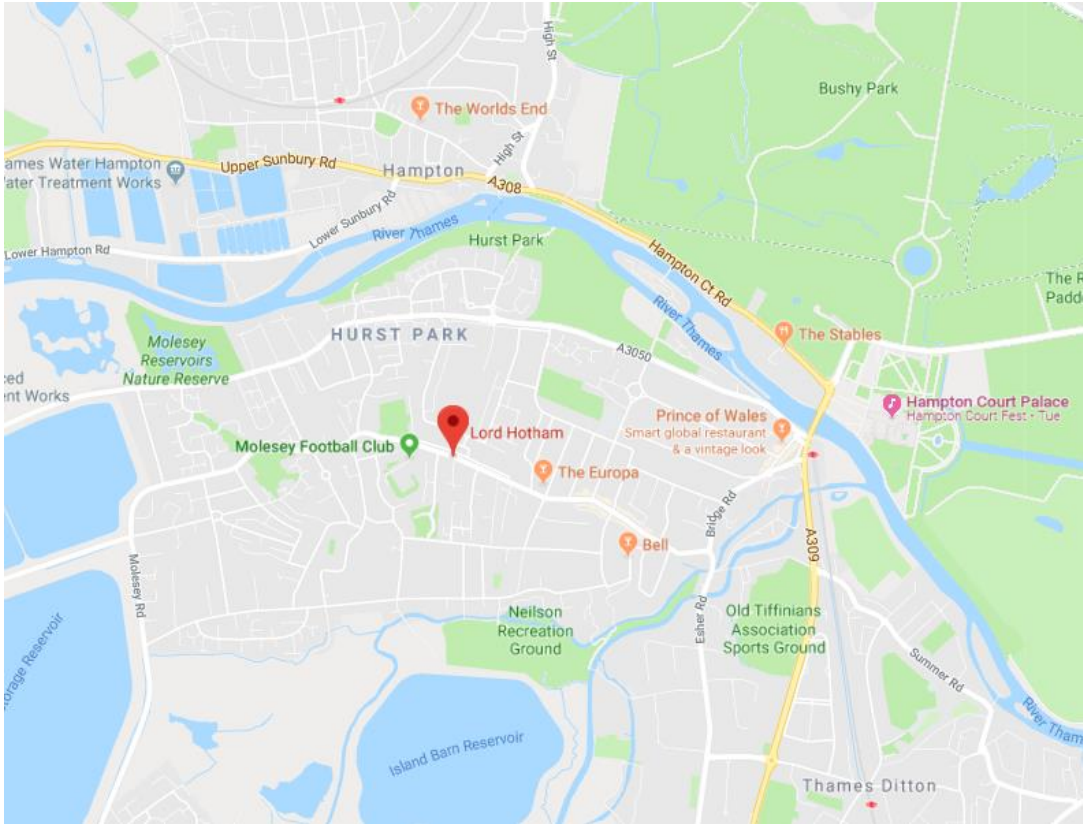
**33** If newly built

**97** If typical of the existing stock

Source: HM Land Registry. Not to scale - Provided for indicative purposes only.



## Location Plans



Source: Google Maps. Not to scale - Provided for indicative purposes only.

## Floor Plans

Not to scale - Provided for indicative purposes only.

