



## FORMER CORPORATE MANAGED HOUSE NEW LEASE AVAILABLE

**THATCHED COTTAGE, 122 PROSPECT ROAD, FARNBOROUGH, GU14 8NU**

(Historic photo)

- Imposing building, full of character
- Car parking for approximately 40
- Outdoor trade area
- Living accommodation
- New premium free 20 – year lease

**AVAILABLE ON A NEW 20 YEAR LEASE – Free of all ties**

**SUBJECT TO CONTRACT** sole letting rights

**GUIDE RENT - £60,000 per annum**

**CounL347**

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## Location

The property fronts Prospect Road, at the junction of Chestnut Road, in an attractive residential area. Prospect Road is a busy local commute route providing quick access to the A331 and Junction 4 of the M3. Farnborough town centre is approximately 0.6 miles south east, with Farnborough train station less than half a mile distant. There are various sports facilities close by including:- Farnborough Rugby Club, Cove Football Club and Farnborough Tennis Club.

## Description

The Property is set out over ground and first floors, of timber framed structure with thatch covered roofing. The ground floor comprises two split level bar areas with 'back to back' serveries, male and female customer W/C's, a trade kitchen and ancillary storage. The first floor is in use as living accommodation. There is an outdoor trade area to the side of the property and a customer car park with approximately 40 spaces. The site area extends to 0.67 acres.

Internally the accommodation can be summarised as follows:

<b>Ground floor</b>	Two bar serveries, customer W/C's, trade kitchen, storage
<b>First floor</b>	Living accommodation
<b>Outside</b>	Sizable trade garden

Using the online ProMap measuring system the building footprint and total site area is calculated to be approximately:

<b>Building Footprint</b>	343 sq m (3,692 sq ft)
<b>Total site area</b>	2,711 sq m or 0.67 of an acre

NB: The areas and distances set out herein are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to rent 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 contracting to enable it to satisfy itself of any precise measurements.

## Services

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

## Licensing

From enquiry of the Rushmoor Borough Council it is understood the property has a Premises Licence permitting the sale of alcohol from 10:00am until midnight Sunday to Wednesday and 10:00am until 01:00am Thursday to Saturday.

## Planning

From enquiry of the Elmbridge Borough Council it has been established that the property is Grade II listed and not situated in conservation area.

## Rating Assessment

The property is listed within the current (2017) Rating List as a Public house and Premises and has a Rateable Value of £55,500.

## Tenure

The whole building is being offered by way of a new lease on a free of tie basis on modern commercial terms. The term is expected to be for 20 years' subject to rent reviews to open market value every five years. The permitted use will be as a pub.

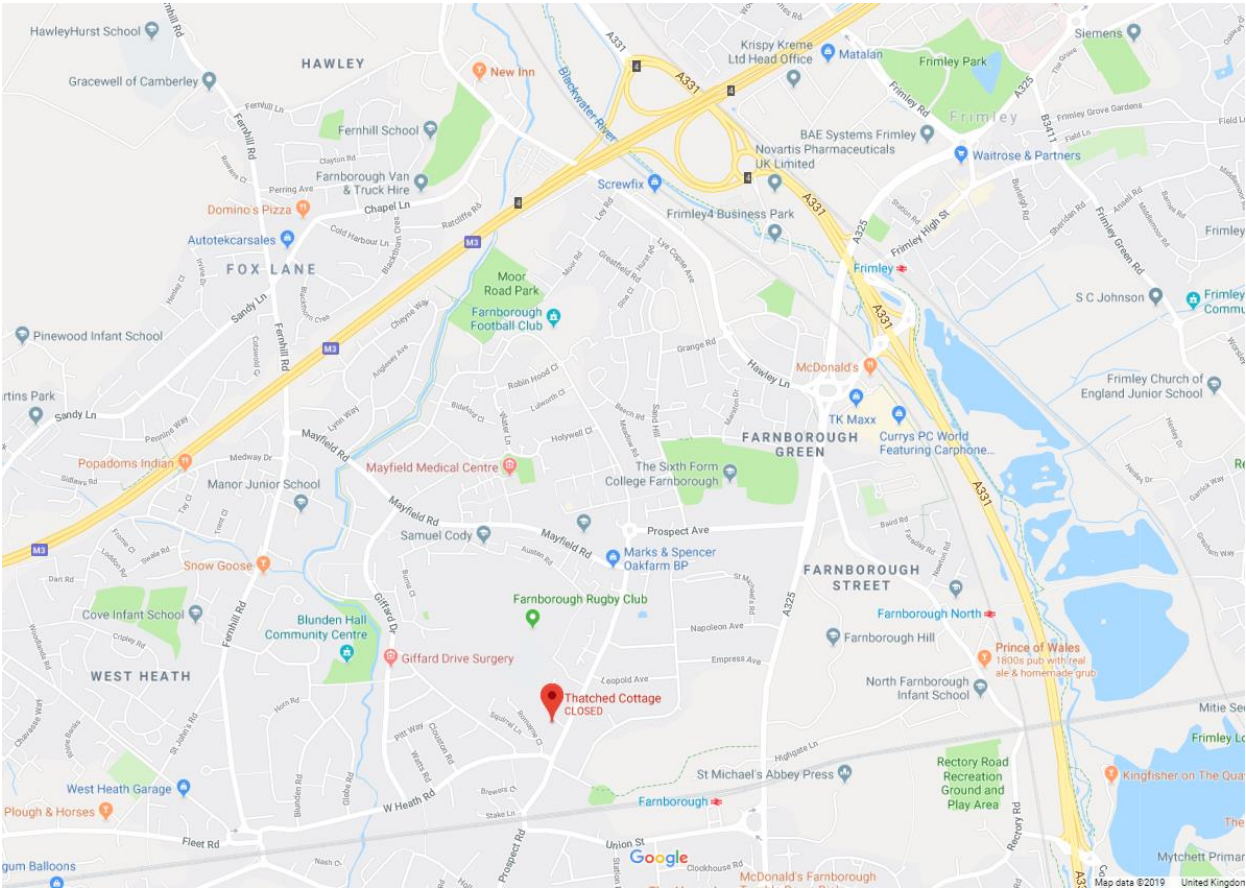
## EPC

An EPC report has been requested and will be available shortly.

## Viewings & Further Information

Please contact Ross Henderson or David Gooderham on either Tel: 020 7836 7826 or Email: [ross.henderson@agg.uk.com](mailto:ross.henderson@agg.uk.com) / [david.gooderham@agg.uk.com](mailto:david.gooderham@agg.uk.com)

## Location Plan



Source: Google (not to scale)

## SITE PLAN



Source: HM Land Registry (not to scale)