

FREEHOLD PUB WITH VACANT POSSESSION FARNHAM, SURREY



LAMB PH, 43 ABBEY STREET, FARNHAM, SURREY, GU9 7RJ

- Historic market town pub with living accommodation
- Trade terrace / patio plus rear garden / land
- Situated within 250 metres of Farnham Railway Station and a short distance from the town centre
- Site area of approximately 457 sq m (4,922 sq ft)
- May suit redevelopment / alternative uses (subject to necessary consents)

[VIRTUAL TOUR](#)

OFFERS IN THE REGION OF £425,000 (PLUS VAT IF APPLICABLE)

SUBJECT TO CONTRACT (Sole selling agent)

COUNF328

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Location

The property lies in the Surrey market town of Farnham, within an area administered by Waverley Borough Council. The pub sits approximately 150 metres south of the town centre and close to Farnham Maltings (restored Victorian factory housing a cinema and café / bar). Farnham Railway Station is circa 250 metres to the east, providing frequent train services to London Waterloo with an average journey time of approximately one hour. The immediate area comprises predominantly residential accommodation.

[Link to Street View](#)

Description

The property previously traded as a traditional local community pub with a ground floor trade area including bar servery, trade kitchen (including extraction), customer WCs, storage room and a covered courtyard / patio trade to the rear. The first floor provides two bedrooms / office, lounge and bathroom / WC. The second floor comprises two bedrooms. There is an unused garden area / land area to the rear of the pub, in addition to the covered courtyard / patio trade.

Using the Online ProMap measuring system it is calculated that the total building footprint is approximately 165 sq m (1,720 sq ft), the site area being approximately 457 sq m (4,922 sq ft).

The property has the following approximate gross internal floor areas (floor plans overleaf and PDF/DWG available by request):

Ground Floor	159 sq m (1,712 sq ft)
First Floor	74.2 sq m (799 sq ft)
Second Floor	39.5 sq m (425 sq ft)

Total	273 sq m (2,939 sq ft)
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NB: The above 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 Sunday to Thursday and until 1:00am on Friday and Saturday.

Planning

From informal enquiries of Waverley Borough Council, it has been ascertained that the property is not statutory listed but it is situated in a conservation area.

Rating Assessment

It is entered into the current (2023) Rating List as a 'Public House & Premises' with a Rateable Value of £6,000.

Basis of Sale

Freehold interest with vacant possession available upon completion. Seeking offers in the region of £425,000 (plus VAT if applicable).

EPC

Available upon request.

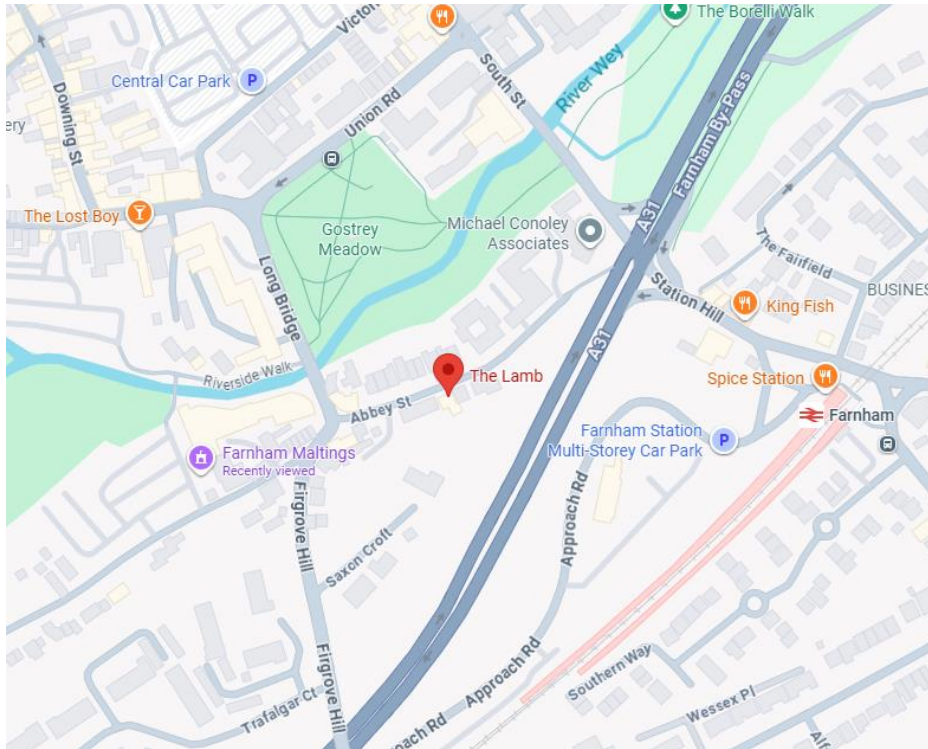
Further Information & Viewings

The property is currently closed. For further information or to arrange a viewing, please contact Michael Penfold on tel. 07894 210 853 or email. michael.penfold@agg.uk.com

Money Laundering

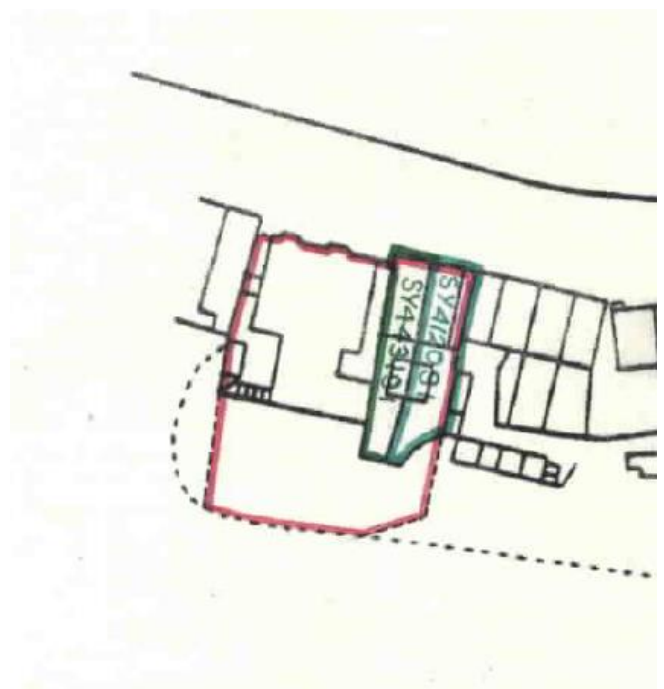
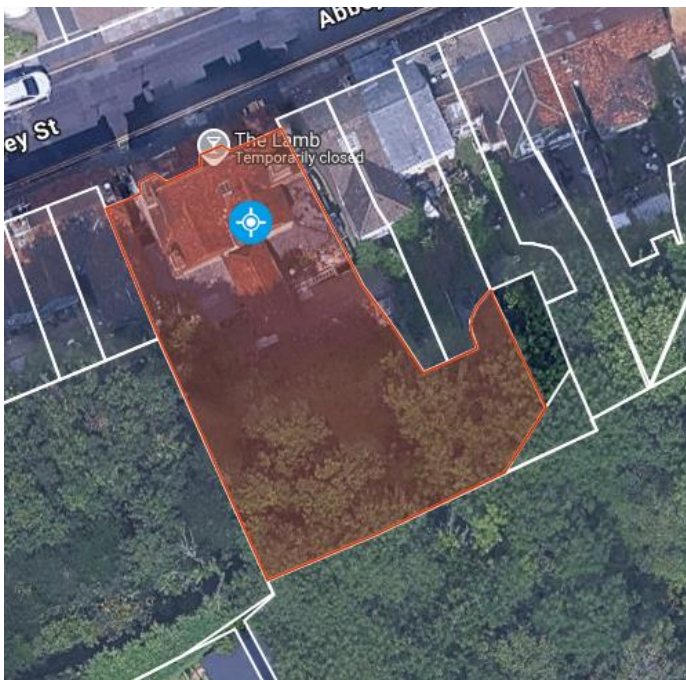
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Location Plan - [Link to Location Map](#)



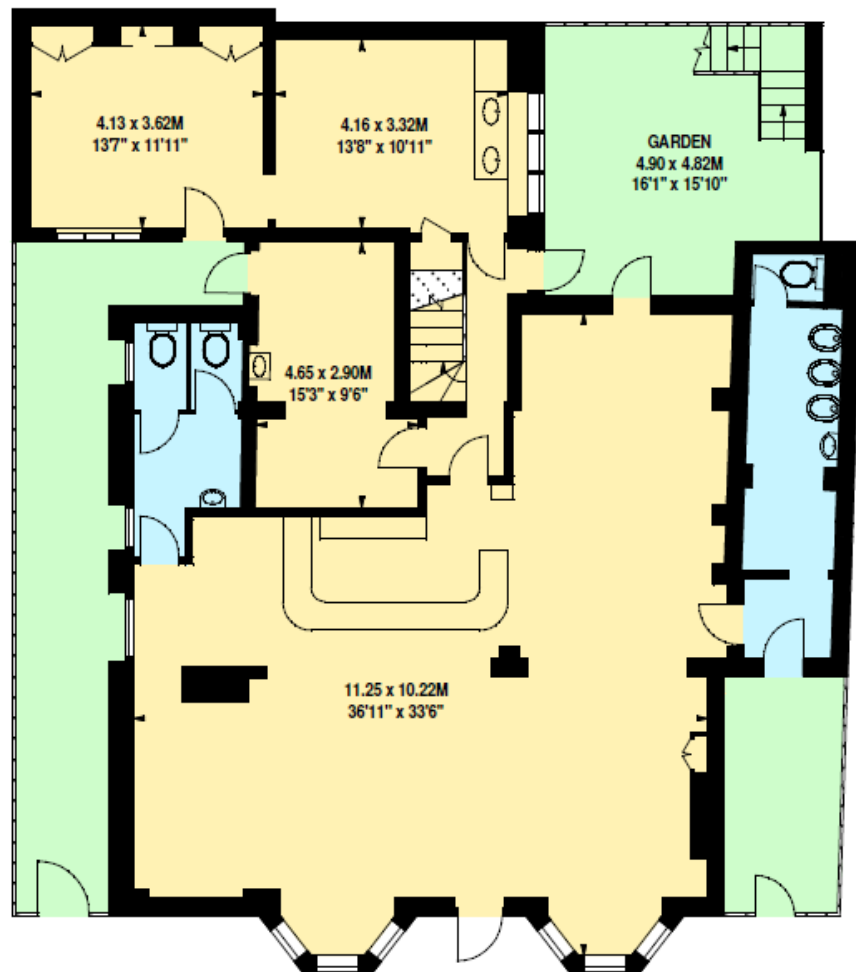
Google Maps. Not to scale - Provided for indicative purposes.

Site Plans

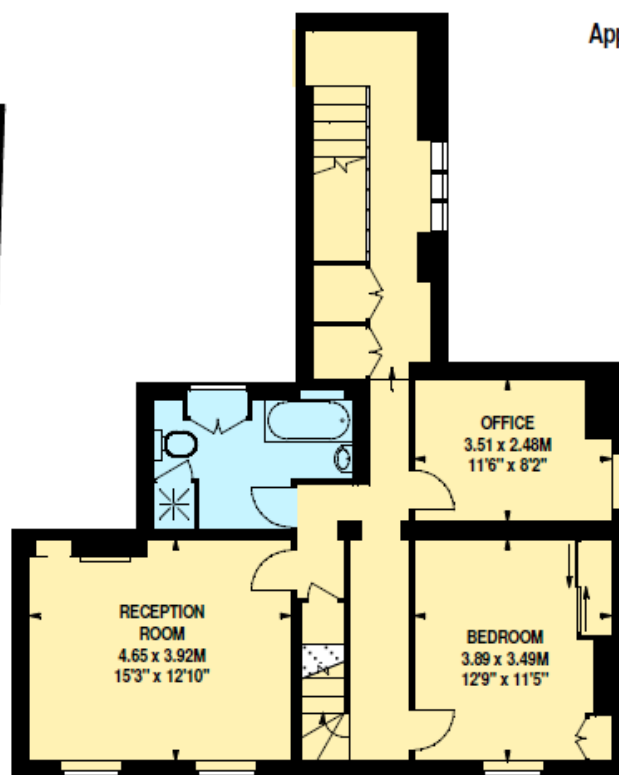


Sources: Land Registry & Nimbus Maps. Not to scale - provided for indicative purposes only.

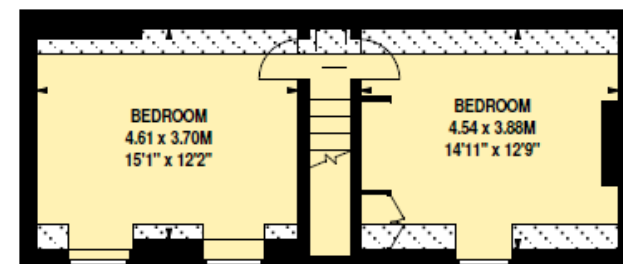
Floor Plans - [Click here to view the 3D Virtual Tour](#)



Ground Floor
159.0 sq m / 1712 sq ft



First Floor
74.2 sq m / 799 sq ft



Second Floor
39.5 sq m / 425 sq ft

**The Lamb Public House,
Abbey Street,
Farnham, GU9**

Approximate Gross Internal Area 273 sq m / 2939 sq ft

 Under 1.5m head height

