

## FREEHOLD FOR SALE – OLD OXTED, SURREY

**OLD BELL, 68 HIGH STREET, OLD OXTED, SURREY RH8 9LP**

- Prominent High Street location in the heart of Oxted old village
- Attractive olde-worlde deceptively large building with character features throughout
- On-site parking available for approx. 34 vehicles
- Trade patio to rear

**FREEHOLD WITH VACANT POSSESSION****GUIDE PRICE £1,250,000 (+VAT IF APPLICABLE)****SUBJECT TO CONTRACT** - Sole Selling Agent

COUNF334

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### Location

Situated on the High Street in Old Oxted, the property benefits from a central, highly visible location within a sought-after Surrey town. The Old Bell is surrounded by a mix of independent shops, cafes, and local amenities, with Oxted town centre and station less than one mile away. The property also enjoys convenient road links to the M25 and surrounding Surrey towns, making it easily accessible for both local and visiting customers.

### [Link to Street View](#)

### Description

Charming detached public house occupying a prominent position on Oxted High Street. The property features rendered elevations under a pitched tiled roof, with a mix of original character features and modern amenities.

The ground floor offers a welcoming bar and dining area with good ceiling height, providing approx.100 internal covers. To the rear, there is a commercial kitchen, customer WC facilities, and ancillary storage including a cold beer store.

The first floor comprises manager's flat, a living room, staff kitchen, office and bathroom.

Externally, the site includes a customer car park for around 34 vehicles and trade patio area.

<b>Building Footprint approx.</b>	459 sq m (4,938 sq ft)
<b>Total Site Area approx.</b>	1,735 sq m (0.429 acres)

Source: Nimbus Maps

NB: The floor 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

The property is believed to be connected to all mains services.

### Licensing

Permitted to sell alcohol from 10am until 11:30pm Sunday to Thursday and 10am until midnight Friday and Saturday.

### Planning

The property is Grade II Listed and lies within the Oxted Conservation Area.

### Rating Assessment

Listed as 'Public House & Restaurant' with a rateable value of £35,000 from April 2026.

### Basis of Sale

Freehold interest with vacant possession upon completion. **Guide price £1,250,000** - VAT may be payable in addition.

**EPC** – Will be made available within legal pack.

### Money Laundering

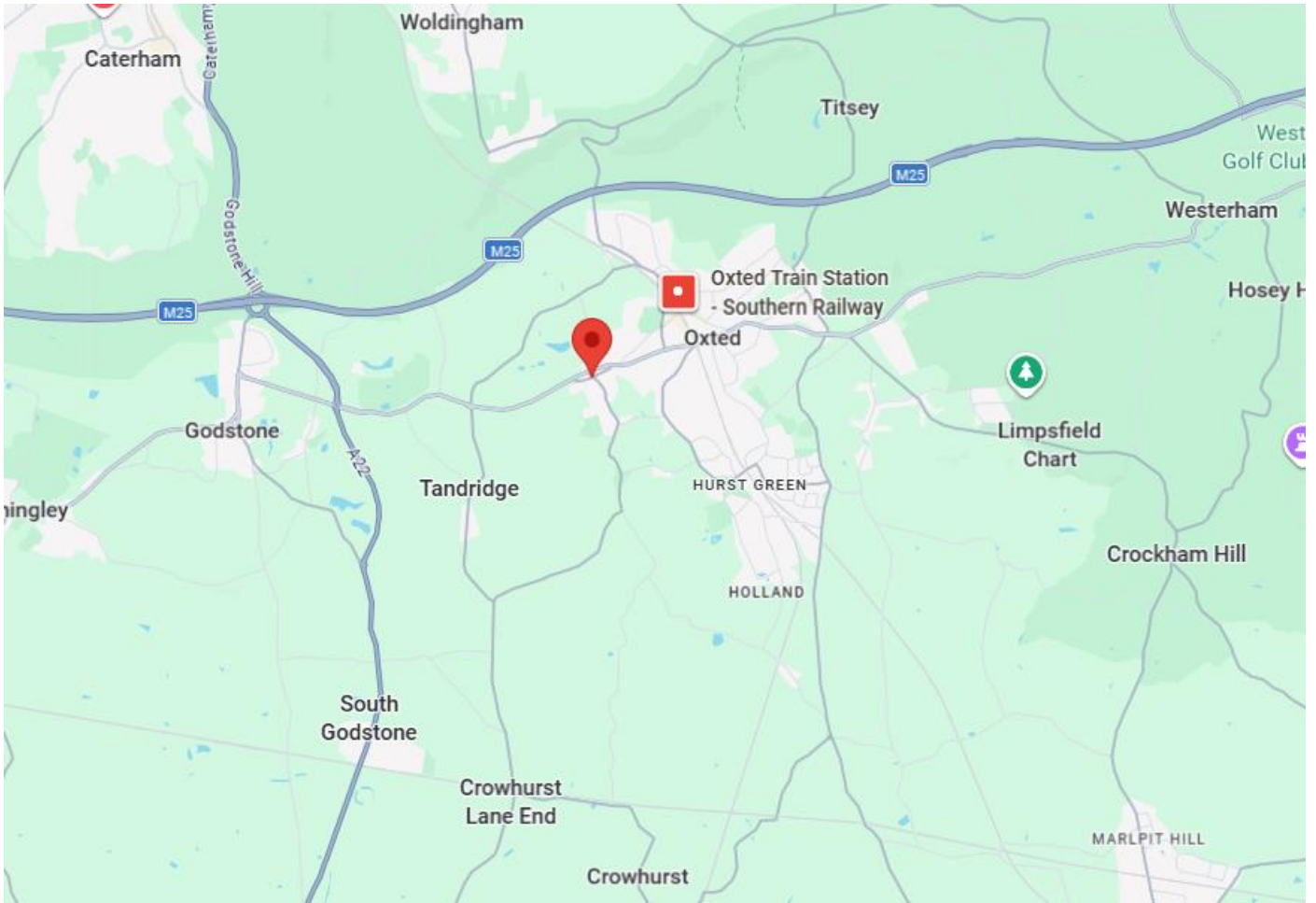
Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

### Further Information & Viewings

**Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances.** A discreet customer inspection is advised in the first instance.

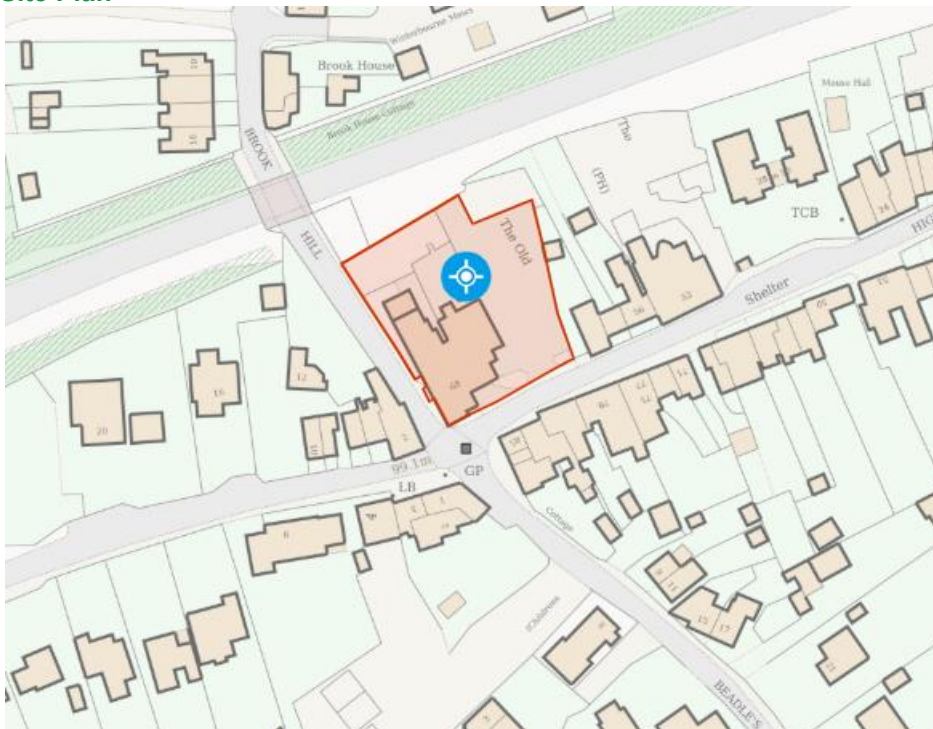
For further information or to organise a viewing, please contact either James Grimes (tel. 07989 986388 email. [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com)) or Panayiotis Themistocli (tel. 07973 856 232 email. [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com)).

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



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

## Site Plan



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

## Floor Plan

