

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
- Total gross internal area of approx. 6,566 sq ft.

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

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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.

The property has the following approximate gross internal floor areas (floor plans provided below):-

Ground Floor:	406 sq m (4,373 sq ft)
First Floor:	<u>204 sq m (2,193 sq ft)</u>
Total:	610 sq m (6,566 sq ft)

Nimbus measurements:

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

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

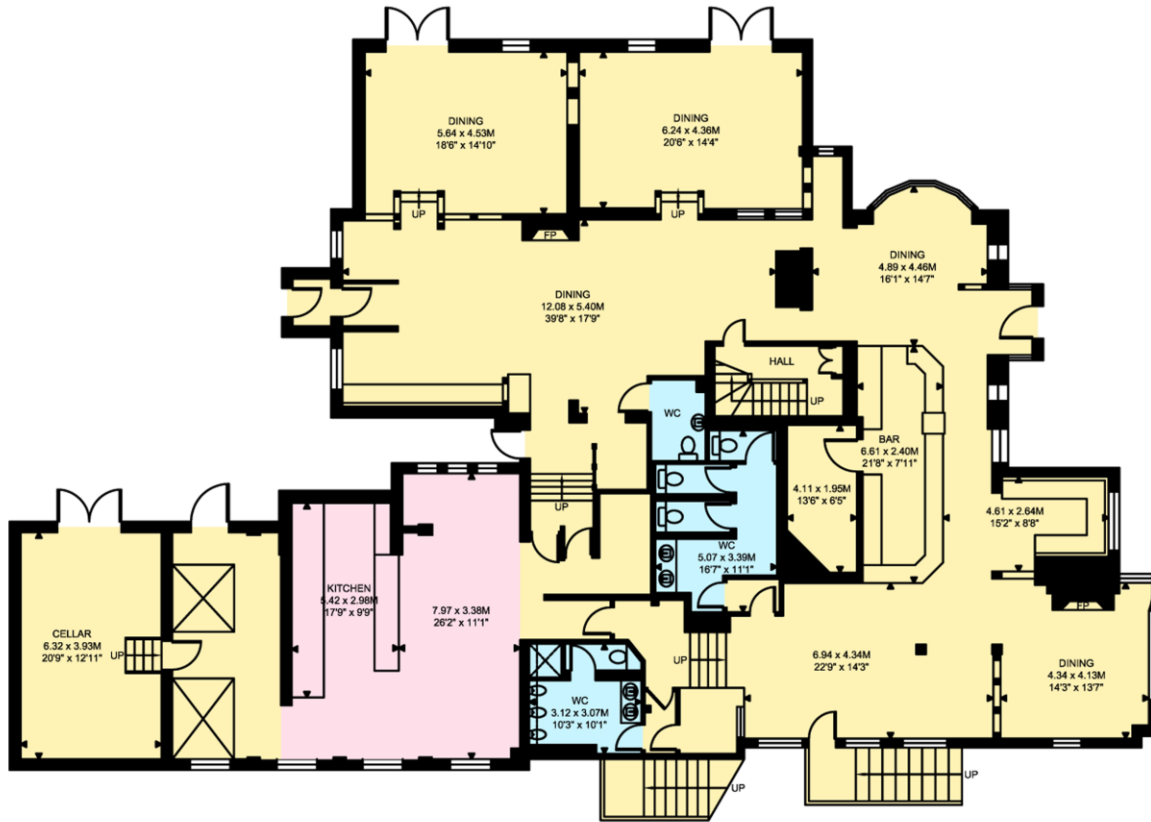
Freehold interest with vacant possession upon completion. **Guide price £1,250,000** - VAT may be payable in addition.

EPC – Will be made available within legal pack.

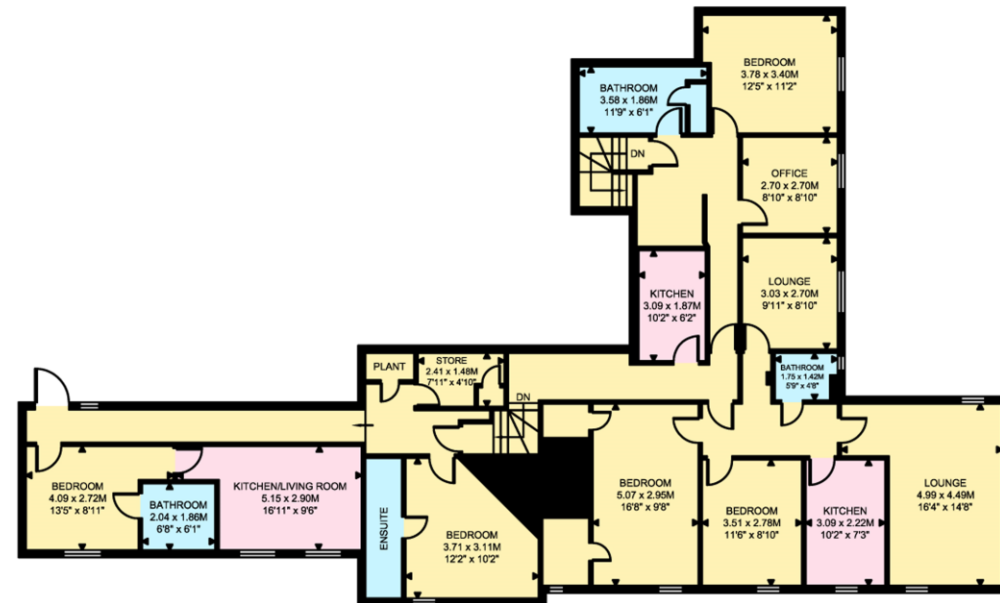
Money Laundering

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.

Floor Plan



Ground Floor
406.3 sq m / 4373 sq ft



First Floor
203.7 sq m / 2193 sq ft

