

LEASEHOLD PUB ON 1 ACRE WITH 50 PARKING SPACES ST JOHN'S, WOKING



THE SURREY, HERMITAGE ROAD, ST JOHN'S, KNAPHILL, WOKING GU21 8TX

- Prominent position in the heart of St John's village, close to the Basingstoke Canal
- Car parking for circa 50 vehicles with attractive garden and outdoor seating areas
- Well located for Woking town centre, local amenities, and wider Surrey transport links
- Characterful public house offering traditional features and versatile trading spaces

NIL PREMIUM - NEW SUB-LEASE – fully fitted and equipped

RENTAL OFFERS INVITED

SUBJECT TO CONTRACT Sole selling rights

COUNL484

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Location

Situated on Hermitage Road in the established village centre of St John's, The Surrey occupies a prominent position close to the Basingstoke Canal, an attractive feature that draws walkers, cyclists, and local visitors. The surrounding area is a popular residential neighbourhood with strong community footfall and convenient access to nearby amenities.

The larger commercial centre of Woking lies approximately two miles to the east, offering extensive retail, leisure, and transport facilities, including fast rail services to London Waterloo. The property also benefits from excellent road connections across Surrey, with the A322 and M3 within easy reach, providing strong accessibility for both local and destination trade.

[Link to Street View](#)

Description

The property is of traditional character, constructed with brick elevations beneath a multi-pitched clay tiled covered roof. Externally, the premises benefit from on-site parking for circa 50 vehicles, which includes four rapid 75Kw EV chargers. There is also an attractive beer garden with children's play areas to the front.

Internally, the ground floor offers a spacious main bar and dining area with many exposed features and a flexible layout which can provide over 80 covers. Ancillary areas include a commercial kitchen, two sets of male and female customer wc's and a disabled wc. Basement cold beer storage and ancillary storage areas, plus staff changing room with wc and an office.

The upper parts provide private residential accommodation, comprising four bedrooms together with a living room, kitchen, and a bathroom with wc, suitable for owner occupation or staff use.

According to the property's EPC, the building has a total gross internal area of 598 sq m (6,435 sq ft)

Building Footprint approx. 401 sq m (4,320 sq ft)

Total Site Area approx. 4,015 sq m (One acre)

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.

Premises Licence

Permitted to sell alcohol Sunday to Wednesday 10:00am until midnight, and Thursday to Saturday 10:00am - 01:00am.

Planning

The property is neither listed nor in a conservation area.

Rating Assessment

Listed as 'Public House & Restaurant' with a rateable value of £56,000 from April 2026.

Basis of letting

Rental offers are invited for a new free-of-tie sub lease, expiring June 2034. Subject to Contract.
A copy of the head-lease is available upon request.

EPC

The building has an EPC rating of C (71). [Link to EPC](#)

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

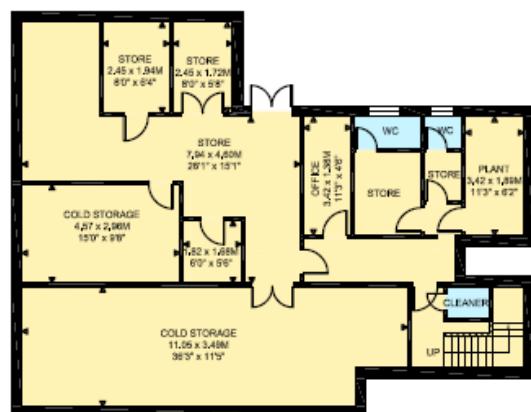
Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances. A discreet customer inspection is advised in the first instance. For further information or to organise a viewing, please contact either James Grimes (tel. 07989 986388 email. james.grimes@agg.uk.com) or Panayiotis Themistocli (tel. 07973 856 232 email. panayiotis.themistocli@agg.uk.com).



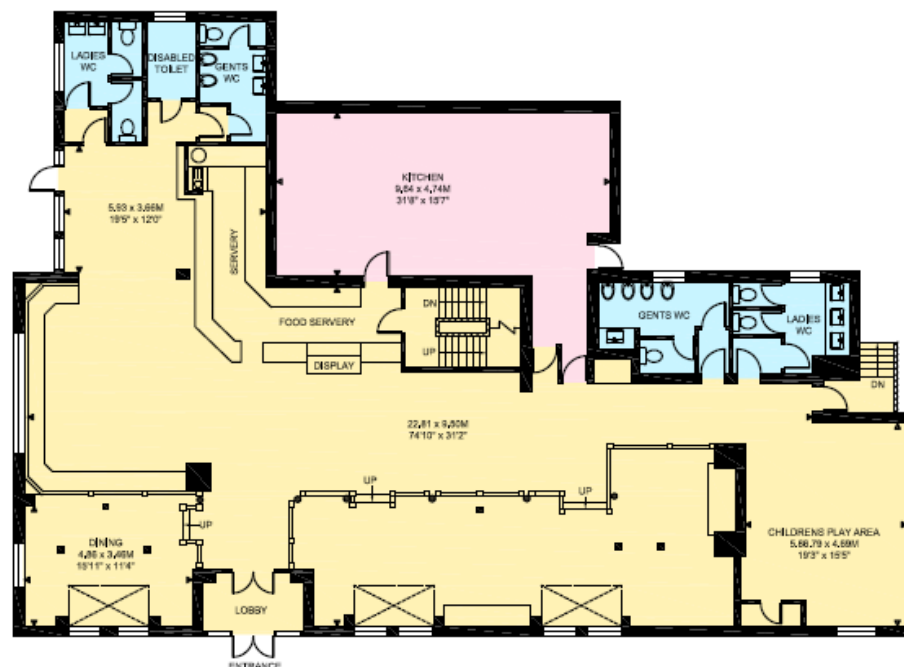
Floor Plan

**The Surrey Hermitage Road, Street John's,
Knaphill, Woking GU21 8TX**

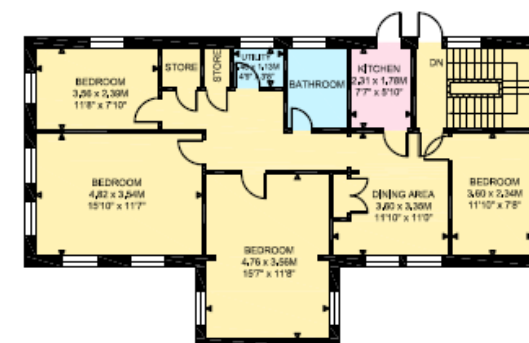
Approximate Gross Internal Area 562 sq m / 6049 sq ft



Basement
130,0 sq m / 1399 sq ft

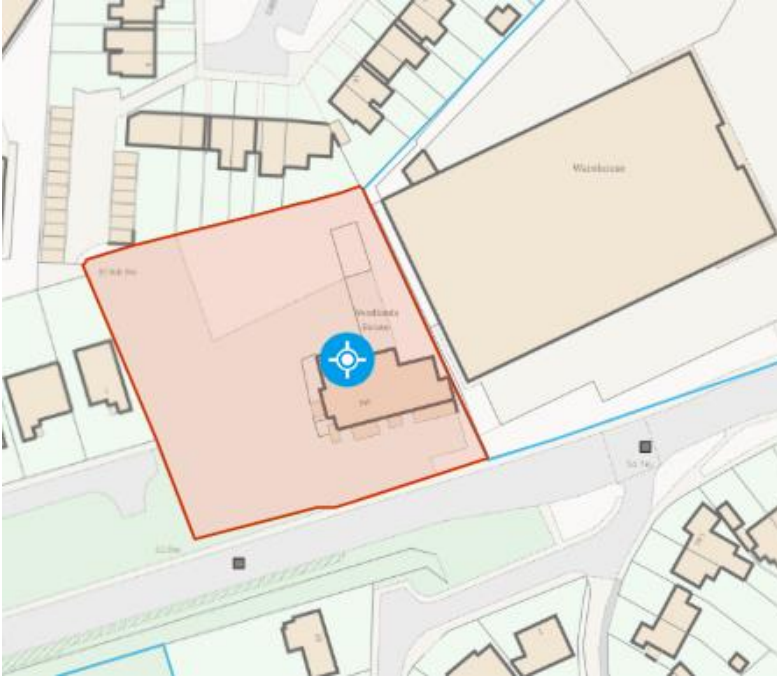


Ground Floor
337,0 sq m / 3627 sq ft



First Floor
94,8 sq m / 1020 sq ft

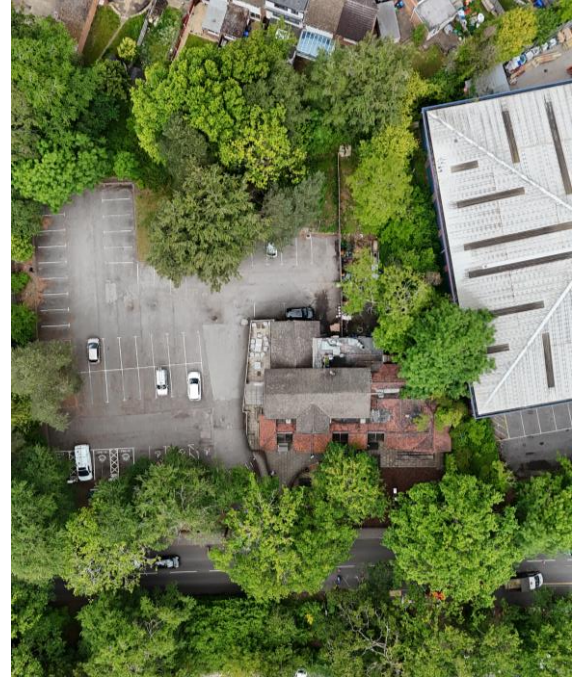
Site Plan

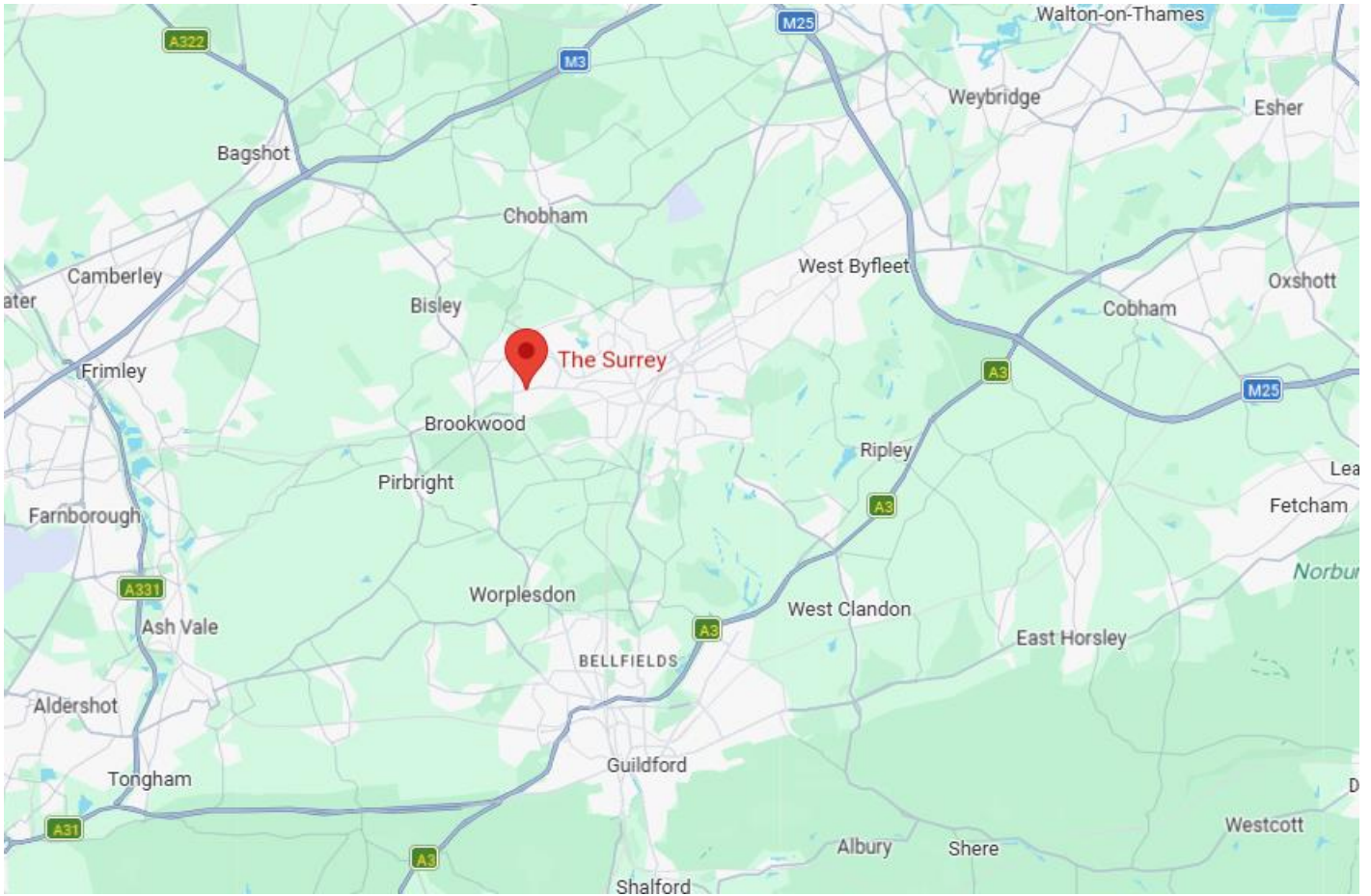


Nimbus Maps. Not to scale - Provided for indicative purposes.

Location Plan

[Link to Location Map](#)





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