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FREEHOLD FOR SALE – GREAT BOOKHAM, LEATHERHEAD, SURREY



YE OLDE WINDSOR CASTLE, 25 LITTLE BOOKHAM STREET,

GREAT BOOKHAM, LEATHERHEAD, SURREY, KT23 3AA

(Red line drawn for indicative purposes only)

- Attractive pub within affluent Surrey commuter belt
- Approx. one kilometre south of Bookham Railway Station
- Sits on over one acre plot with 38 car parking spaces and large trade garden
- Total gross internal area of approx. 5,130 sq ft.

FREEHOLD
GUIDE PRICE £1,250,000 (+VAT IF APPLICABLE)
SUBJECT TO CONTRACT
Sole Selling Agent
COUNF323

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Location

The pub sits on the edge of Leatherhead, in the district of Bookham, approximately five kilometres (three miles) to the south west of junction 9 of M25 London orbital motorway. Occupies a prominent position fronting Little Bookham Street at its junction with Longmeadow within a predominantly residential area. As well as easy road access, Bookham Railway Station lies within short walking distance to the north east which provides frequent and direct services into London Waterloo with a journey time of around 50 minutes.

A location plan is attached.

Link to Street View

Description

An attractive, detached two storey 'cottage-style' pub with single storey extension to either side and rear. Tarmacadam car park to side with 38 vehicle spaces including x4 E.V charger bays and extensive lawned gardens to front and rear.

Internally the ground floor is set out as a traditional country-house style trading area with central counter and Inglenook fireplace. Circa 100 covers and benefits form an extensive fully equipped commercial kitchen.

The first floor provides staff accommodation which comprises four double bedrooms and a shower room and a wc.

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

Ground Floor:	341 sq m (3,668 sq ft)
First Floor:	82 sq m (880 sq ft)
Basement:	54 sq m (582 sq ft)
Total:	477 sq m (5,130 sq ft)

Nimbus measurements:

Building Footprint	418 sq m (4,500 sq ft)
Site Area	4,400 sq m (1.088 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 11:00am until 11:30pm on Monday to Thursday; from 11:00am until midnight Friday and Saturday and from noon until 11:30pm on Sundays.

Planning

Grade II listed and lies within Little Bookham Conservation Area.

Rating Assessment

Listed as 'Public House & Premises' with a rateable value of £55,000 from April 2026.

Basis of Sale

Guide price £1,250,000 (+ VAT if applicable) for the freehold interest with vacant possession upon completion.

EPC - Link to EPC - Energy Rating C

Money Laundering

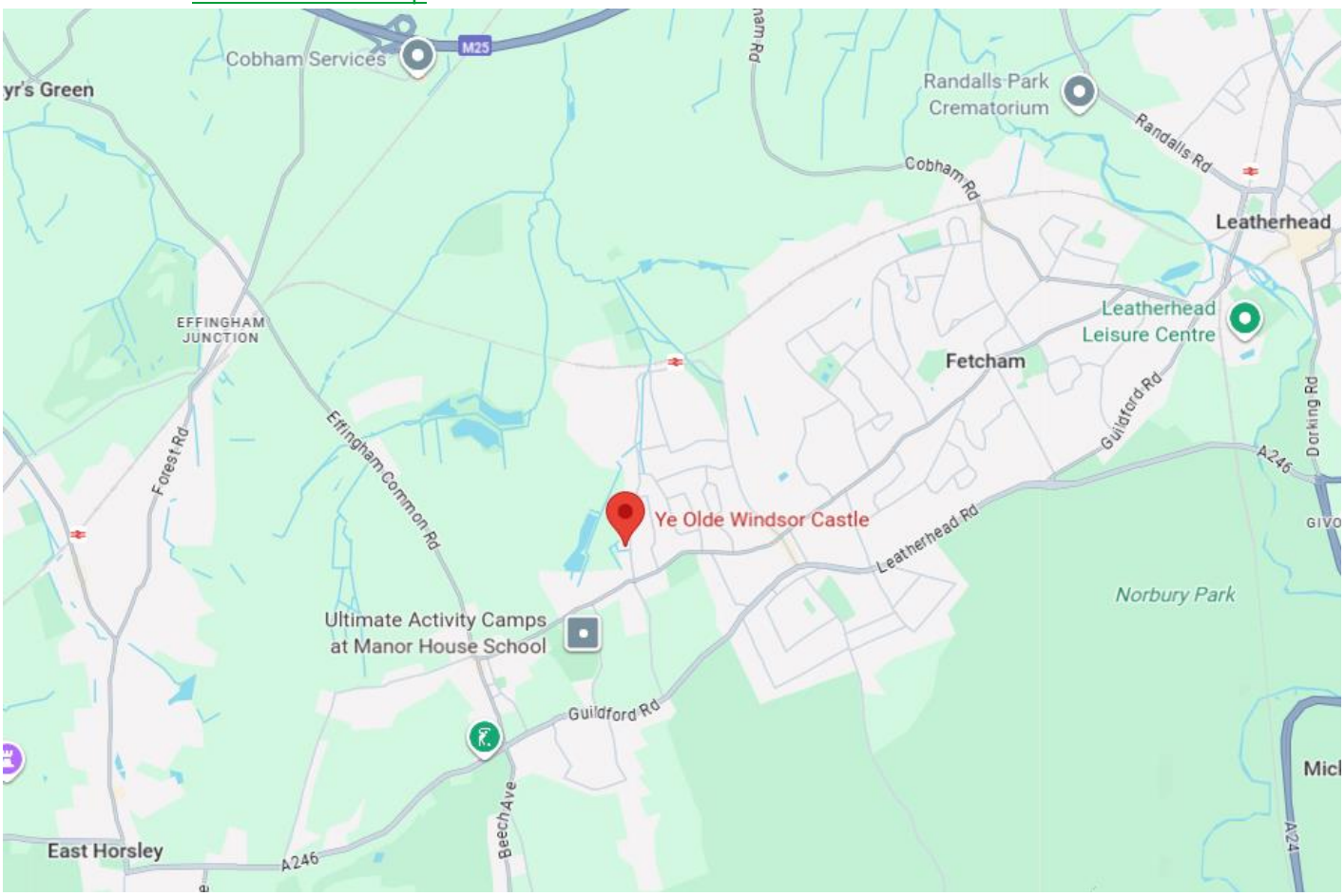
Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

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).

Location Plan - Link to Location Map



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

Title Plan

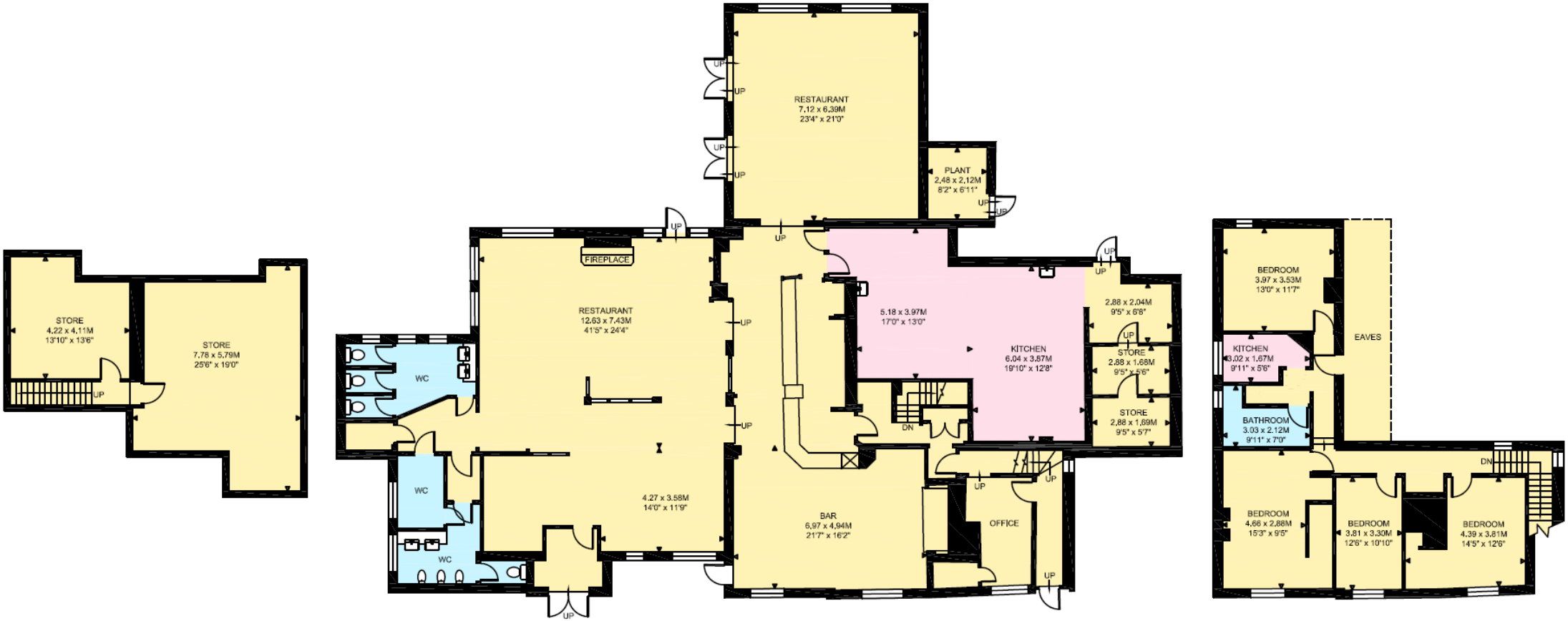


Nimbus Maps. Not to scale - Provided for indicative purposes.

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FLOOR PLAN



Basement	Ground Floor	First Floor
54,1 sq m / 582 sq ft	340,8 sq m / 3668 sq ft	81,8 sq m / 880 sq ft