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PUB WITH COVERED SHISHA TERRACE, FOR SALE OR TO LET

EGHAM, SURREY



ROBIN HOOD PH, 142 THORPE LEA ROAD, EGHAM, SURREY, TW20 8HA

- Situated circa 1,250 metres east of Egham Railway Station
- Adjacent to Pooley Green Recreation Ground and public car park with 35 spaces (not within the property's demise)
- Fully fitted pub with two bar areas and four bedrooms above with bathroom and domestic kitchen
- Covered shisha terrace/patio area to the rear
- May suit alternative uses (subject to obtaining the necessary consents)

GUIDE RENT £45,000 PER ANNUM - GUIDE PRICE £595,000 (+VAT if applicable)
SUBJECT TO CONTRACT
Sole letting / selling agents

LonF718

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Location

The property occupies a prominent and highly visible position on Thorpe Lea Road in Egham, an established Surrey commuter town situated approximately 20 miles south-west of Central London. The property benefits from strong roadside prominence within a densely populated residential catchment, whilst also being conveniently located for the surrounding commercial and employment hubs.

This location also benefits from excellent transport connectivity. Egham Railway Station lies circa 1,250 metres to the west and provides direct, frequent services into London Waterloo with the fastest journey time being around 45 minutes. Junction 13 of the M25 motorway intersection with A30 (Staines Bypass) lies just over one mile to the north which provides easy access to Heathrow Airport and Central London.

The property is positioned close to the affluent towns of Virginia Water, Staines-upon-Thames and Windsor, all of which contribute to the area's strong demographic profile. Nearby attractions include Thorpe Park Resort, Windsor Great Park and the River Thames.

A location plan is attached Link to Google Maps & Google Street View.

Description

A detached building, set out over two storeys beneath a pitched clay tiled covered with a part two storey extension to the rear. There is a sizeable, partially covered shisha smoking area to the rear. The accommodation can be summarised as follows:-

Ground floor	Sub-divided into two trading areas, served by a central 'U' shape bar servery. Commercial kitchen, customer WCs and an upland cold beer store.
First floor	Manager's accommodation comprising four rooms, a bathroom and a domestic kitchen.
Rear	Partially covered patio with shisha smoking area.

A site plan is attached.

According to Nimbus Maps the total building footprint and total site area is approximately:-

Total Building Footprint	355 sq m (3,820 sq ft)
Total Site Area	360 sq m (3,875 sq ft)

NB: The 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.

Licensing

The Premises Licence permits the sale of alcohol from 11:00am until 11:00pm on Sunday, until 12midnight on Monday to Thursday and from 10:00am until 1:30am on Friday and Saturday.

Planning

From informal enquiries of Runnymede Borough Council, it has been established that the property is not statutory listed by English Heritage and nor does it not lie within a conservation area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £10,000 with effect from 1st April 2026.

Basis of Sale / Letting

A new free-of-tie lease is available, guide rent £45,000+VAT, all terms to be negotiated. Guide price £595,000 (+VAT if applicable) for the freehold interest with vacant possession upon completion. Subject to contract.

Viewings & Further Information

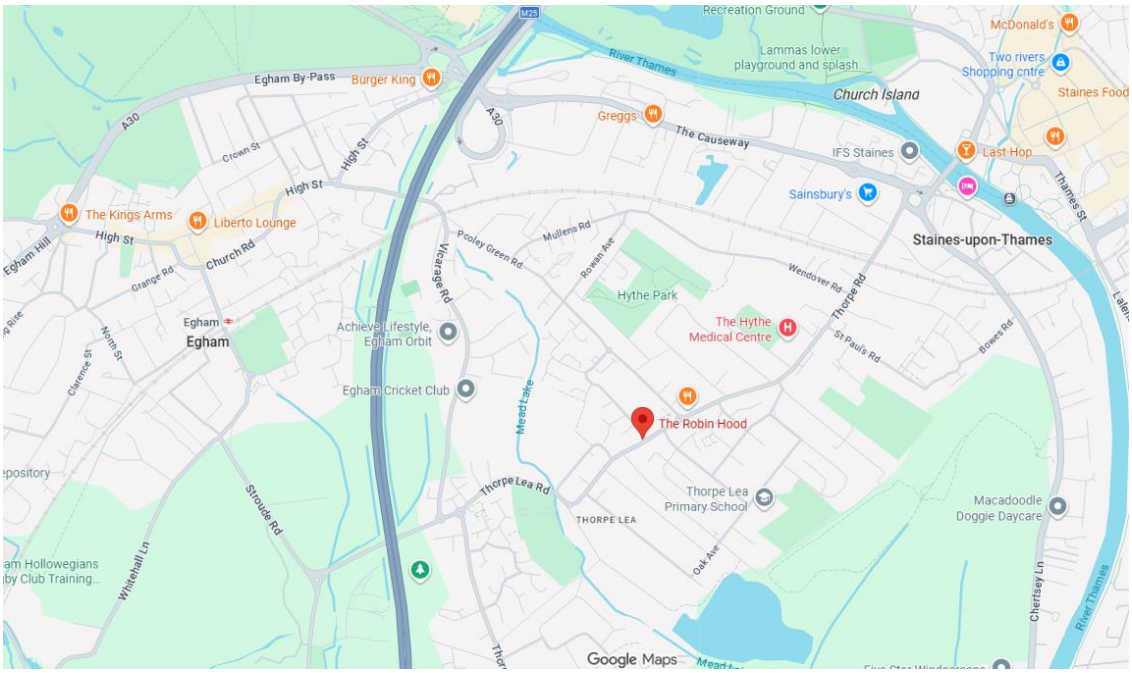
The business is currently open and trading. Interested parties are requested to undertake discrete customer inspection of the pub in the first instance. Please do not engage in conversation with any customers or staff regarding this sale. For further information or to organise a viewing, please contact either:-

Michael Penfold: 07894 210 853 / Michael.penfold@agg.uk.com or;
Panayiotis Themistocli: 07973 856 232 / panayiotis.themistocli@agg.uk.com

EPC

The property has an EPC rating of D (96). Link to EPC

Location Plans



Source: Google Maps. Not to scale - Provided for indicative purposes only.

Site Plan

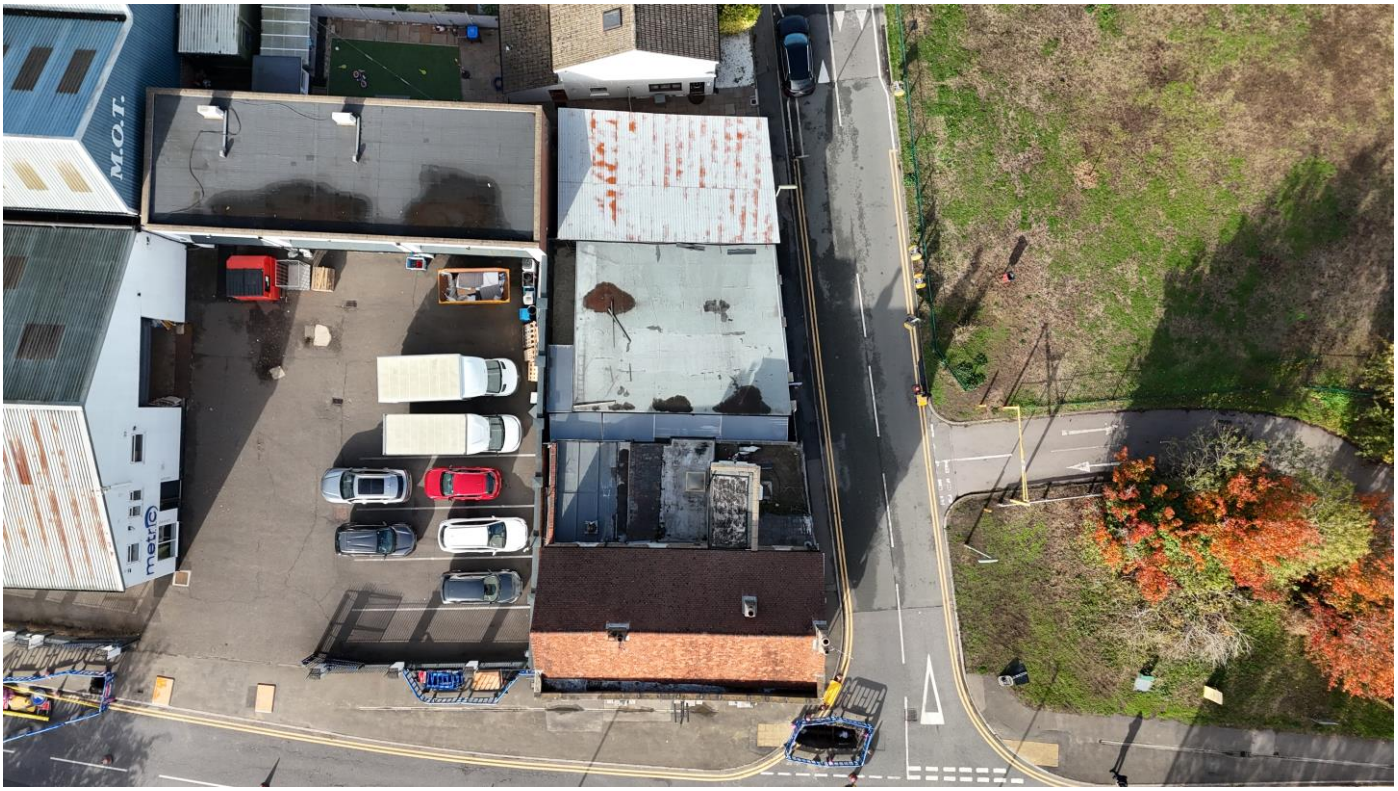


Source: Nimbus Maps. Not to scale - Provided for indicative purposes only.

Additional Photos






M.O.T.
metro

