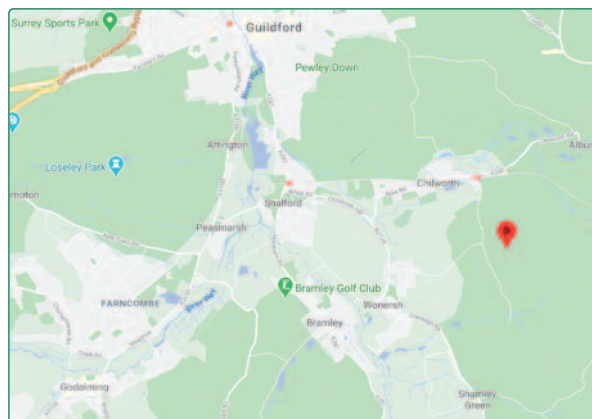


**FREEHOLD**  
**PUB FOR SALE**

*160 sq m [1,722 sq ft] approx.*



**THE VILLAGERS • BLACKHEATH LANE • BLACKHEATH  
GUILDFORD • SURREY • GU4 8RB**

**LOCATION:**

The property is situated in the centre of Blackheath, a small Village nestling in The Surrey Hills, a short distance from the villages of Chilworth, Albury and Shalford.

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

**T: 01483 538131**

**w: www.gascoignes.com e: enquiries@gascoignes.com**

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**DESCRIPTION:** The premises comprise a small property arranged over ground and first floors, together with a small basement, formerly *The Villagers Pub* but now forming part of a new development that includes 2 x newly refurbished houses located adjacent to the pub. The accommodation is arranged to provide ground and first floor space together with a small basement. Additionally there is a small courtyard located to the rear of the property.

**ACCOMMODATION:** (All areas are approx.)

<b>Ground floor</b>	<b>90</b>	<b>sq m</b>	
<b>First floor</b>	<b>44</b>	<b>sq m</b>	
<b>Basement</b>	<b>26</b>	<b>sq m</b>	
<b>Total</b>	<b>160</b>	<b>sq m</b>	<b>[1,722 sq ft]</b>

**TENURE:** Freehold for sale with full vacant possession.

**PRICE:** Details upon application.

**VAT:** VAT is applicable.

**BUSINESS RATES:** TBC - Waverley Borough Council.

**LEGAL COSTS:** Each party to pay their own costs.

**VIEWING:** By prior appointment through the **Sole Agents:**



Rod Walmsley      Andrew Russell  
*rod@gascoignes.com*      *andy@gascoignes.com*

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**NOTE:**

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