

Gascoignes

CHARTERED SURVEYORS

GUILDFORD 01483 538131

www.gascoignes.com

FREEHOLD

FORMER PUBLIC HOUSE
4,500 Sq ft (418 sq m) (approx)
on a site of 1/3rd of an acre (approx)
FREEHOLD FOR SALE



**THE WHEATSHEAF • GRAYSWOOD ROAD • GRAYSWOOD
HASLEMERE • SURREY • GU27 2DE**

LOCATION: The subject property is situated in Grayswood with direct frontage to the Grayswood Road which provides a direct link from Haslemere to Godalming. Grayswood itself is a small village located some 2 miles North of Haslemere. The pub is situated directly opposite the Village Green whilst the Village and Haslemere both sit within the confines of The South Downs National Park.

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

T: 01483 538131

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

THE WHEATSHEAF • GRAYSWOOD ROAD • GRAYSWOOD HASLEMERE • SURREY • GU27 2DE

DESCRIPTION:

The property comprises a detached Public House that has recently ceased trading. The building is of Victorian origin being of brick construction with part tile hanging to the front elevation beneath a pitched tile covered roof. The property extends to some 4,500 sq ft of gross internal floorspace on a site of 1/3rd of an acre approx. Internally the Ground Floor accommodation is arranged to provide broadly an open-plan layout with a large Bar area, Dining Conservatory, huge extended Kitchen/Stores, separate Male/Female WC facilities, plus 2 x Single and 4 x Double letting bedrooms (all en-suite). The First Floor comprises a further Double letting bedroom plus Office and a self-contained 2-bedroom flat. Externally there is car parking to the front and side of the property for up to 30 x cars, whilst there is plenty of room to extend the outside garden and seating area if required.

ACCOMMODATION:

(All areas are GIA and approx.)

Ground Floor

- Main Bar Area: Approx: 10.7m x 8.8m (1,000 sq ft)
- Conservatory: Approx: 5.6m x 8.8m (530 sq ft)
- Kitchen/Stores: 7.4m x 7.4m (590 sq ft) + 4.6m x 4.6m (230 sq ft)
- Stores: 2.6m x 2.9m (80 sq ft) + 1.5m x 3.9m (65 sq ft)
- Male/Female WCs
- 2 x Single Letting Bedrooms
- 4 x Double Letting Bedrooms

First Floor

- 1 x Double Letting Bedroom
- Office
- Self-contained 2 x Double Bedroom Flat

Outside

- Large Car Park to side and rear
- Opportunity for Garden/Seating area to side and rear



Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU
T: 01483 538131

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

**THE WHEATSHEAF • GRAYSWOOD ROAD • GRAYSWOOD
HASLEMERE • SURREY • GU27 2DE**

- THE BUSINESS:** After 22 years of both ownership and ‘hands on’ stewardship of the Pub, our clients have elected to retire and sell the property partly accelerated by Covid-19 and an assortment of retirement related issues Our clients are however happy to disclose Turnover and Profit levels prior to the Covid-19 pandemic and the forced closure of the Pub and Leisure industry.
- TERMS:** The property is **For Sale Freehold** with full vacant possession on completion of all legal formalities.
- PRICE:** **Offers invited in excess of £750,000.00 for the Freehold Interest,**
- VAT:** The premises are NOT elected for VAT.
- RATING ASSESSMENT:** **Description ‘Public House & Premises’**
Rateable Value: £22,000.00
- LEGAL COSTS:** Each party to bear their own Professional and Legal costs.
- VIEWING:** Strictly by prior appointment through the **Sole Selling Agents.**



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

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

T: 01483 538131

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

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial whose sole agents they are give notice that; (i) the particulars are produced in good faith, and are set out as a property; (v) no person in the employment of Gascoignes has the authority to make or give any representation general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) Ltd which is registered in England No. 4336372.