

SURBITON, SURREY

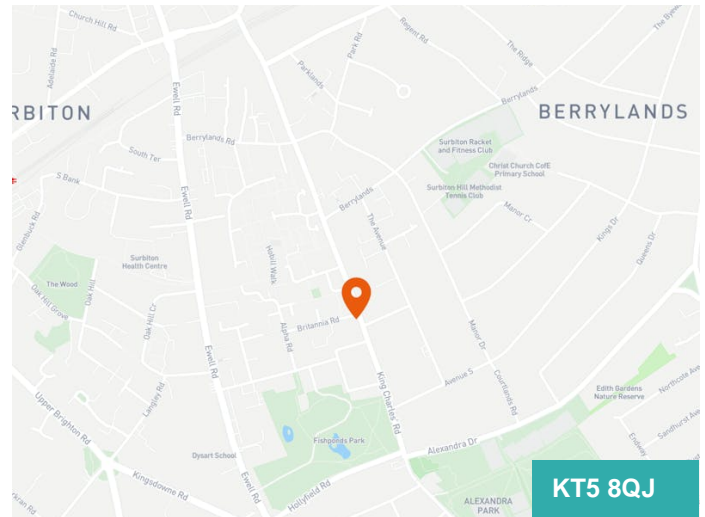
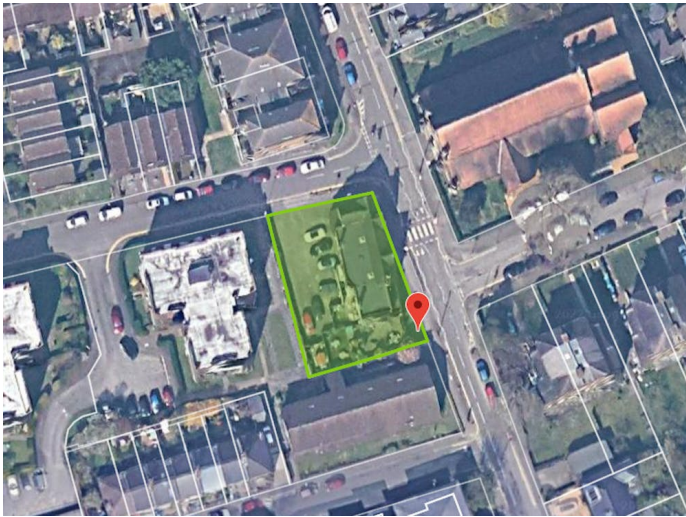
The Castle, 108 King Charles
Road, KT5 8QJ



DEVELOPMENT LAND / PUB FOR SALE

0.19 ACRES

- Available at a revised price
- Suitable for redevelopment or change of use subject to planning
- 4,761 sq ft within a 0.19 acre site
- Car parking to rear and enclosed courtyard
- 12 minute walk from Surbiton Train Station, with fast travel links into Waterloo



Summary

Available Size	0.19 Acres
Price	Offers in excess of £850,000
EPC Rating	Upon enquiry

Description

This self contained property sits within a 0.19 acre site fronting onto King Charles Road with a spacious parking area located to the rear for between 8 - 10 cars, accessible from Britannia Road.

The property is a two storey building with ground floor dining / bar areas together with a pool room and two sets of WC's. There is a separate private pedestrian entrance which accesses the first floor accommodation.

The first floor offers mainly residential and the commercial kitchen servicing the pub. There are 8 separate rooms which includes the Kitchen and Bathroom.

Finally the property has the benefit of a large full height basement for storage.

Externally, the property is self contained with beer garden, outside seating and storage area, as well as on site parking.

Location

The Castle is set within a residential area, with Ewell Road a short 0.5 mile walk away, containing multiple shops and local amenities. Surbiton Railway Station is a 12 minute walk away, making the area ideal for commuters.

The property is 1.2 miles from the A3 and A240.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,877	174.38
1st	1,729	160.63
Basement	1,155	107.30
Total	4,761	442.31

Viewings

For all viewings or further enquiries please contact the sole agents Vail Williams

Terms

We are offering the freehold of the property and land with the benefit of vacant possession.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

LEGAL COSTS

Each party responsible for their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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