

The Winning Horse

35 Coverts Road, Claygate, Esher, KT10 OJY

FREEHOLD / GUIDE PRICE £595,000 PLUS VAT

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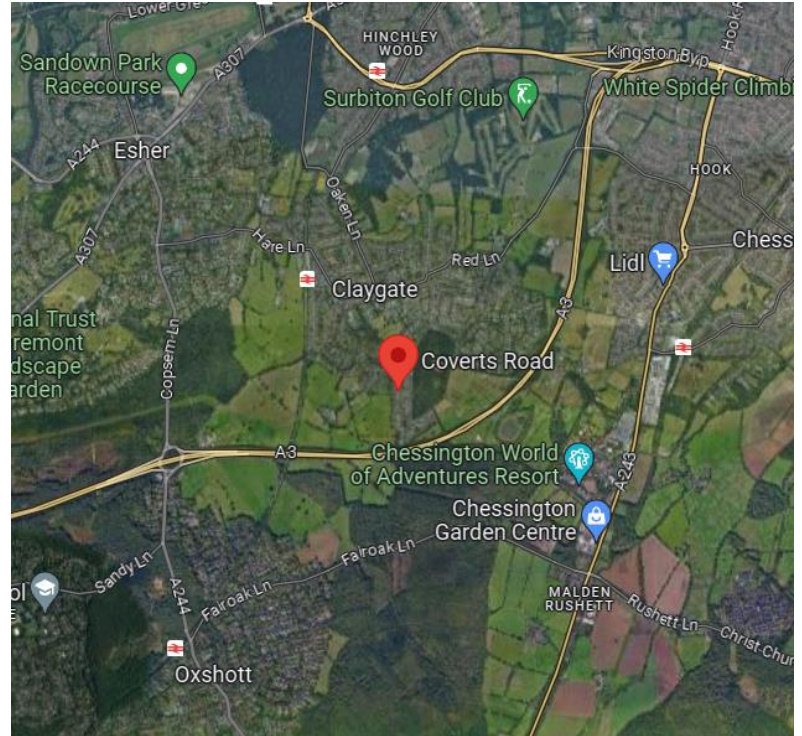


Site Location

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BOUNDARIES APPROXIMATE – PLEASE SEE TITLE DETAILS FOR EXTENT OF OWNERSHIP



The Property

THE PROPERTY

Opportunity

Located near the junction between Coverts Road and Vale Road in the village of Claygate, the premises occupies a two storey detached public house built in the 1920s. Brick built under a slate roof, the property is characterised by its front elevation which is rendered at first floor and decorated with a red and green glazed brick at ground floor.

The property is available freehold with vacant possession.

Location

Situated on a rectangular plot measuring approximately 0.3 acres, the pub is positioned to the front of the site with its principal elevation facing Coverts Road.

An access road "Ashton Place" (falling within ownership) runs to the side serving a small private residential development at the rear, whilst also providing access to the customer parking.

Claygate is a primarily residential, suburban village situated between Esher and Chessington, near the A3.

Arrangement

Internally, the premises has two principal trade areas; a lounge bar and public bar, both bars are served from a single servery. A private lounge, commercial kitchen with a wash-up and utility area is located at the rear of the building within the single storey rear extension.

At first floor, the manager's accommodation comprises three double bedrooms, a lounge and bathroom.

Externally, the customer car parking amounts to approximately 5 spaces arranged in a "pull off" format from Ashton Place. At the rear is a trade garden laid to lawn and a brick built double garage.



Sales Information

SALES INFORMATION

Licensing

The premises are licensed for the supply of alcohol from 10.00 – 23.00 Monday – Saturday and from 12.00 – 22.30 on Sunday and for the playing of recorded music from 00.00 – 00.00 seven days a week.

Rates

The property is situated in an area administered by Elmbridge District Council. The 2023 Rateable Value has been assessed at £6,200. The ancillary accommodation falls within council tax band C.

Trade

The property is currently closed and is sold as seen, with vacant possession. As a result, no trade is warranted or sold.

Planning

The property is not statutory listed and is not located within a conservation area. The property has a Sui Generis public house use. The property may be suitable for alternative uses including alternative community uses, subject to obtaining the necessary planning consents.

The property was registered as an Asset of Community Value on 22nd August 2022.

Services

We are advised that the property has all mains services. The partial central heating and domestic hot water is supplied by a gas fired boiler in the ground floor private lounge. Prospective purchasers should speak with relevant utility companies to confirm the types of connection.

VAT

VAT will be applicable at the standard rate for commercial properties.

EPC

Energy performance details are to follow.

Overage

An overage payment will be payable should a purchaser obtain a change of use to residential at a later date. The overage will apply for 25 years from the date of the grant of any planning permission and the owner and seller will share equally in any uplift in the market value.

Legals

The Vendor has never occupied nor traded from the Property which forms part of the Seller's large tenanted estate. The Vendor does not therefore provide replies to CPSEs or other similar standard pre-contract enquiries. The Vendor will endeavour to provide its standard replies to enquiries and replies to specific enquiries relevant to the Property or the transaction.

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £5,000.00 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The seller will not be providing CPSE's as they have never occupied or traded from the property, they will however endeavour to assist with any reasonable queries to the best of their knowledge. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.
- The deposit will be refunded if the Seller is unable show good title or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

Viewings

Strictly by appointment and accompanied by the vendor's agents.

Information Pack

An information pack with additional detail is available upon request.

Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

Important notice

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. 2. No person in the employment of caldecotte group has any authority to make or given any representation or warranty whatsoever in relation to this property. 3. All ordnance survey maps are reproduced with the sanction of the controller of h m stationery office crown copyright reserved and aerial photographs are courtesy of google or microsoft bing maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors agents shall decide how the cost of such reference shall be borne.