

# The Three Fishes

Green Street, Sunbury on Thames, TW16 6RE

**GUIDE PRICE | £650,000 PLUS VAT**

Freehold pub opportunity with lapsed residential planning permission  
For a development of two dwellings to rear



# Site Location

SITE LOCATION



BOUNDARIES APPROXIMATE – PLEASE SEE TITLE DETAILS FOR EXTENT OF OWNERSHIP



# The Property

## THE PROPERTY

Sunbury on Thames is a waterside village approximately 1 mile south of Sunbury and situated within the M25. Sunbury is conveniently located for the M3 motorway and is also on the southwestern rail line with direct links into Clapham Junction (38 mins) and Waterloo (48 mins).

The River Thames is a short walk away and other attractions such as Hampton court palace and Kempton park racecourse are also nearby.

The Three Fishes is a timber framed, semi-detached, two storey building with single storey brick built extensions to the southern gable end and rear. Sat under a plain tile roof, the property is rendered to the front.

Internally, the premises has two trade areas. The front door from the pavement leads directly into the carpeted lounge bar with a prominent fire place. Off the lounge bar is a snug. The public bar with a dart board area is located within the single storey extension to the side. A central wrap around bar serves the both the lounge and public bar areas.

A small office, ladies and gents wc's and commercial kitchen is located at ground floor. The property has a below ground cellar, accessed through the office.

At first floor, the manager's accommodation comprises two bedrooms, one with built in wardrobes and separate lounge, kitchen / dining room.

Externally, a vehicular access is located to the side of the pub building, providing off street parking for one vehicle. The rear of site is arranged so as to provide customer seating areas. There is no customer parking.

A disused outbuilding runs along the southern eastern boundary.



## THE PROPERTY

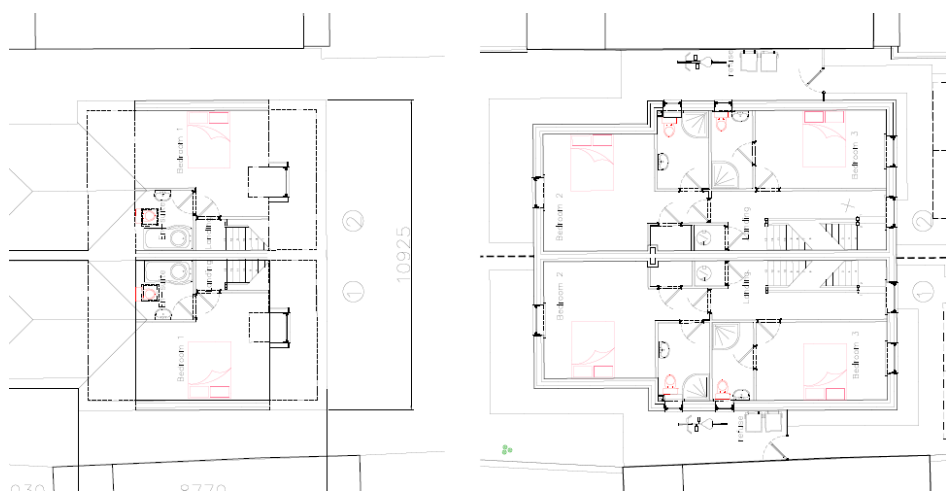
### Planning

Detailed planning consent (ref: 18/01528/FUL) was granted on 6<sup>th</sup> September 2019 by Spelthorne Council for the 2.No 2 storey semi-detached dwellings. The proposed dwellings each have 3 bedrooms and have a gross Internal area of circa 141 sqm / 1517 sqf. Two bedrooms are located at first floor with the third bedroom located within the roof space.

The dwellings would be located within the existing car park (following subdivision of the plot)

Each property has two off street parking spaces to the front and rear amenity space.

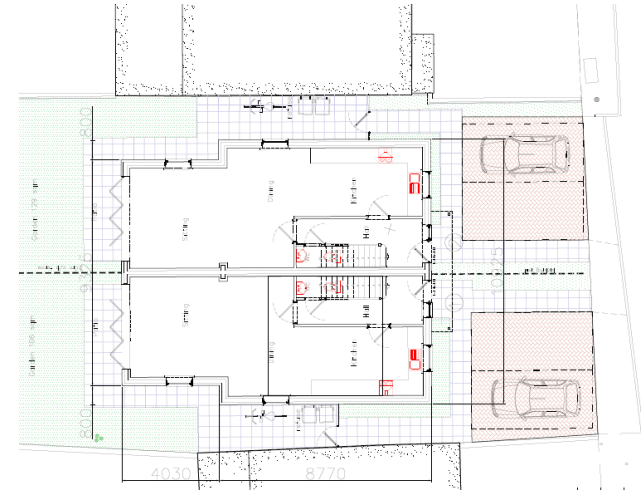
It should be noted that a number of conditions were discharged however the planning permission was never implemented.



## Proposed Front Elevation



## Proposed Ground, First & Second Floor Plans



# Sales Information

## SALES INFORMATION

### Licensing

The property is licensed to supply alcohol from 10.00 – 23.00 Sunday – Thursday and 10.00 – 22.30 on Friday and Saturday.

### Rates

The property is situated in an area administered by Spelthorne Council. The 2023 Rateable Value has been assessed at £15,500 (2017 – £18,400).

### Trade

The property is currently open and trading however the property will be sold with vacant possession. As a result, no trade is warranted or sold.

### Planning

The property is Grade II listed and is located within a conservation area. The property has a Sui Generis public house use. The property may be suitable for alternative uses including community use subject to obtaining the necessary planning consents.

Planning permission was been granted for two new dwellings on land to the rear following re-configuration of the site; reference 18/O1528/FUL. This has not been implemented.

### Services

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

This property's current energy rating is E.

### Viewings

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

### Information Pack

An information pack with additional detail is available upon request.



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