For Sale: Public House/ Land

Former Hare & Hounds Public House, Lingfield Common Road, Lingfield, Surrey RH7 6BZ

Total Site Area: Approximately 2.45 acres

- POTENTIAL FOR A NUMBER OF USES (Subject to Planning)
- PROMINENT MAIN ROAD POSITION
- POPULAR VILLAGE OF LINGFIELD
- LAND TO THE REAR
- CAR PARK
- EPC RATING D

For Sale: £1,050,000

Oxted 01883 719100
howardcundey.com
LOCATION
The property is located in a prominent position on Lingfield Common Road, approximately 1 mile from the centre of Lingfield. The village of Lingfield is serviced by a railway station providing direct routes to London Victoria, London Bridge and Clapham Junction. The M25 can be accessed from Junction 6 at Godstone (apprx 12 miles).

Lingfield is a large village with a resident population of around 4,500 people, located in the Tandridge district of Surrey, which has an estimated population of 87,000. The village is home to Lingfield Park Racecourse and has an array of amenities to include shops, restaurants and public houses. More extensive amenities are provided in nearby towns of Oxted and Edenbridge.

THE PROPERTY
A former public house with car parking and land to the rear comprising a total area of approximately 2.45 acres (1 hectare).

The property is offered with vacant possession and may be suitable for refurbishment of the existing public house use or a number of alternative uses (subject to planning permission).

The current owner has retained the Premises Licence for the property.

DESCRIPTION
The property is a detached 2 storey building arranged as a pub/restaurant on the ground floor and residential accommodation over the first floor and second floors. Internal plans of the property can be provided upon request. There are further single storey outbuildings to the side and rear of the main property.

Fronting the main road and adjacent to the property is a surfaced car park with space available for approximately 25 vehicles.

PLANNING
Interested parties are encouraged to make their own planning enquiries with Tandridge District Council.

PRICE
£1,050,000 for the freehold interest.

VAT
Payable on 90% of the purchase price at the prevailing rate.

RATING
Assessed as 'Public House and Premises'. RV £20,500 payable at the current Uniformed Business Rate. All enquiries to Tandridge District Council 01883 722000. Point of reference www.voa.gov.uk.

LEGAL COSTS
Each party to be responsible for the own legal and professional costs.

VIEWING
Strictly through the sole agents Howard Cundey.