Licensed Leisure
The Former Prince Albert Public House

Outwood Lane, Bletchingley, Redhill RH1 4LR
Freehold for Sale – Guide Price £450,000

- Planning permission granted for residential conversion
- Prominent position on the corner of Outwood Lane
- Freehold
- Site area of 0.204 acres (0.083 ha)

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Location
The property is situated at the junction between Outwood Lane and High Street (A25) in the centre of the village of Bletchingley, Surrey, approximately 4 miles (6km) east of Redhill, 15 miles (24km) west of Sevenoaks and 22 miles (35km) south of Central London. The village benefits from proximity to the A25 which provides access to the M25 at junction 6. Gatwick Airport is located 9 miles (13km) to the south of the property.

The former public house is prominently positioned and highly visible. Nearby uses include residential, independent retail and public houses/coaching inns.

Description
The property comprises a detached two storey (above basement) former public house of brick construction beneath a pitched clay tiled roof and hung clay pantiles at first floor level. The property is fitted with timber framed windows throughout.

Internally the property is laid out to provide two interconnecting trade areas at the front of the property and an open plan restaurant to the side and rear. The ladies and gentlemen’s toilets and trade kitchen are located to the rear of the property. The first and second floor levels comprise four bedrooms, separate WC, family bathroom, living room and two further rooms in the roof space.

Externally there is a trade garden to the rear and a number of single storey outbuildings.

The pub has been closed since 2013.

We have measured the floor plans approved by the planning permission on a gross internal basis and summarise as follows:

<table>
<thead>
<tr>
<th>Level</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>103.7</td>
<td>1,116</td>
</tr>
<tr>
<td>First</td>
<td>85.8</td>
<td>924</td>
</tr>
<tr>
<td>Second</td>
<td>52.2</td>
<td>562</td>
</tr>
<tr>
<td>Total</td>
<td>241.7</td>
<td>2,602</td>
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</tbody>
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The Business
The property has planning permission granted for conversion from a public house to a single residential dwelling (application number TA/2014/2051).

http://tdcws01.tandridge.gov.uk/ArcusPlanning/

There is no S106 or CIL payable on the approved residential conversion.

This property is Grade II Listed and located within the Bletchingley Conservation Area.

Rating
The subject property is listed in the 2010 Rating List with a Rateable Value of £12,100. The National Multiplier for England and Wales for 2015/16 is £0.493.
Important Notice
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Designed and Produced by Savills Marketing: 020 7499 8644 | February 2016

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**EPC**
A copy of the EPC certificate is available upon request.
A D-86 Rating has been calculated.

**Tenure**
Freehold, with vacant possession.

**Price**
Unconditional offers are invited for the freehold interest with vacant possession. Guide price £450,000. VAT may also be applicable.

**Viewing**
For a formal viewing, strictly by appointment with Savills.

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