



File Ref: LA-123114

Former Loch Fyne

17 Portsmouth Road, Cobham, Surrey KT11 1JF



Pubs

Tenure
To Let


Price
Nil Premium

- Highly prominent A road location
- Affluent Surrey "gastro hotspot"
- 100+ cover internal space
- 40+ space car park
- New free of tie lease opportunity



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Location

The property sits in an elevated position on Portsmouth Road (A245) which is the main link road to the area and between the A3 by-pass and Cobham village centre. It fronts a densely populated residential area and next to a Sainsbury's hypermarket and petrol station. Cobham is one of the most desirable villages of this prime Surrey commuter belt and has developed into a "gastro hub" with local competition including The Ivy, Coppa Club, 63rd & 1st, Grappelli restaurant, Rare Breed Dining and a White Brasserie public house. It is also home to the Chelsea Football Club training grounds and some of the most expensive private estates in the UK. Central London approx. 21 miles, Heathrow airport approx. 15 miles.

Description

A substantial, detached two storey building under a pitch and tiled roof with various single storey pitch and flat roof extensions to front, both sides and rear. Painted and rendered to ground and first floor elevations. Part paved/part lawned forecourt seating area and split level patio style garden to one side. Access with steps up to trade car park. Plot size approx. 0.66 acre.

Please note – the property has been closed to trade for some time and requires thorough refurbishment.



Viewing

Strictly by appointment only through Fleurets London office on 0207 280 4700. Please note, the premises has ceased trading and is closed.

Trade

No trade is warranted or sold.

Accommodation

Ground floor

Traditionally presented open plan bar, split in to three defined areas. Timber floor throughout with part painted timber walls to dado rail level. Bar servery to one side and food servery and display to the other side adjoining the main trade kitchen.

Main trade kitchen to one side, leading to further ancillary space (fit out required).

Ladies, gents and disabled toilets.

Uplands beer store leading to storage room, wash up/prep room.

First floor

Office, staff room.

Double bedroom, steps up to staff room. Further steps up to dry store (could be double bedroom). Further storage room, separate WC/separate shower.

External

Trade car park to the rear, lined and spaced for 43 spaces. Trade garden area to one side.

Tenure

Leasehold. A new full repairing and insuring lease for a proposed term of 20 years to be agreed on free of tie terms with a guide rent of £95,000 per annum. Subject to annual RPI increases and 5 yearly open market reviews.

Minimum Capital Required

Applicants must be able to demonstrate significant capital to cover refurbishment, stamp duty land tax, one quarters rent, legal fees, rental deposit, building insurance, fixtures & fittings and working capital.

Application Procedure

Applicants are requested to complete a Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding prior to interview. To obtain an application form please get in touch.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Monday - Thursday	11:00am - 11.30pm
Friday - Saturday	11:00am - 00:30am
Sunday	10:00am - 11:00pm

Business Rates

The property is in an area administered by Elmbridge Council. The 2017 Rateable Value has been assessed at £104,000.

Planning

We have made enquiries with the local authority and can confirm the property is not listed but is locally listed. The property is not in a conservation area. For further information please contact the local authority.

Services

We are informed that the premises benefit from all mains services.

Further Information

1. Lessee will be responsible for the Landlord's legal costs estimated at £1,500.
2. All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their Accountants or obtain professional advice in this respect.
3. Three month's rent deposit will be required, including an amount equivalent to VAT.

EPC

The property has an EPC rating of C.



VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



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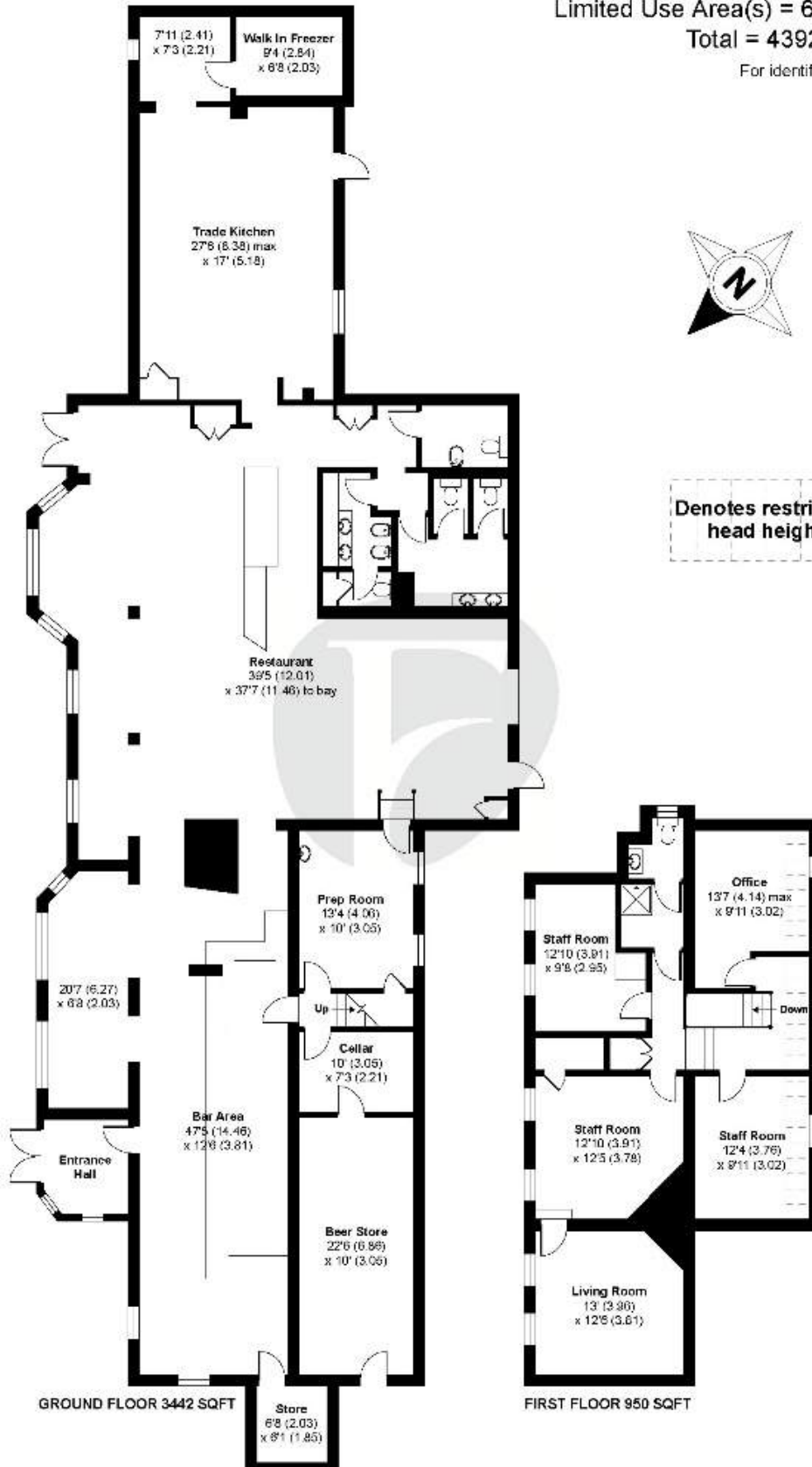
Loch Fyne, 17 Portsmouth Road, Cobham, KT11 1JF

Approximate Area = 4324 sq ft / 401.7 sq m

Limited Use Area(s) = 68 sq ft / 6.8 sq m

Total = 4392 sq ft / 408 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Fleurets Limited. REF: 778568

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