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FOR SALE

Public House in main road location
Possible alternative uses
Subject to planning consent



The Victoria, 143 Ewell Rd
Surbiton, Surrey
KT6 6AW

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**The Victoria, 143 Ewell Road
Surbiton, KT6 6AW**

Location: The Victoria is located on the Ewell Road between Surbiton town centre and Tolworth. This is a busy main road location carrying a large volume of traffic to and from Kingston and Surbiton town centres to the A3 at Tolworth. There are also a large number of residential dwellings to the rear of the property between Ewell Road and King Charles Road. South Place, a pedestrian and vehicle access way runs alongside the property providing a means of access to the rear of the building from Warwick Grove.

Description: The premises comprise a two-storey building at the front providing a bar/lounge area with kitchen and WC facilities on the ground floor and living accommodation on the first floor. To the rear is a patio/beer garden plus a separate single storey building at the rear of the site. Planning consent was granted in November 2000 for alterations to the main building and to the detached building at the rear in connection with its change of use from a bar to four hotel bedrooms. We understand that the property currently has planning consent within Use Class A4 (drinking establishments) but we believe the property may be suitable for an A1 retail use, A3 restaurant or café or as a D1 medical or children's day nursery property subject to obtaining the necessary planning and other consents.

Accommodation: The property has the approximate gross internal floor areas:

Ground Floor

Bar	866 sq ft (80.46 sq m)
Kitchen	213 sq ft (19.2 sq m)
Male and Female WCs	

Cellar 509 sq ft (47.28 sq m)

First Floor

Two Bedrooms, Living room, bathroom/WC & Kitchenette 815 sq ft (75.71 sq m)

Patio/Beer Garden 1476 sq ft (137.12 sq m)

Rear single storey building (not inspected) Approx GEA. 743 sq ft (69.02 sq m)

Rating Assessment: The property has a rateable value of £30,000 with an amount of rates payable for the year 2012/13 of £12,990. This is the full amount of rates payable and takes no account of any small business rate or other reliefs that may be applicable. Interested parties should verify this information with the Royal Borough of Kingston upon Thames on 020 8547 5757.

Terms: The Victoria Pub is for sale freehold with vacant possession.

Price: £700,000.

Legal Costs: The parties are to be responsible for their own legal and other costs.

Viewing: Strictly by appointment with sole agents.

**Andrew Pollard
BONSORS.COM
Tel. 020 8546 0022
PLEASE NOTE THE FOLLOWING:-**

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable
- 3) Rates information is believed to be correct but interested parties should check with rating authority.

Energy Performance Certificate

Non-Domestic Building



The Victoria
143 Ewell Road
SURBITON
KT6 6AW

Certificate Reference Number:
9319-3043-0991-0900-0921

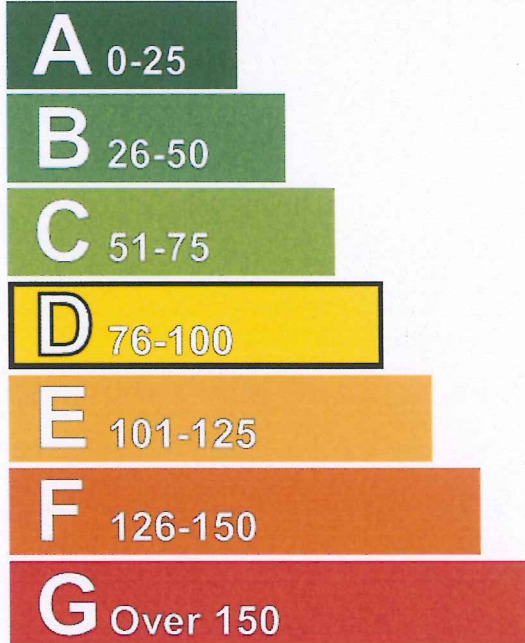
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



◀ 91 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	242
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	74.05

Benchmarks

Buildings similar to this one could have ratings as follows:

29	If newly built
77	If typical of the existing stock