

## FOR SALE / TO LET Prominent Public House

101 Cheam Common Road, Worcester Park  
London KT4 8TA



Viewing Day  
12<sup>th</sup> September 2024  
11.30 am – 12 noon

### Contact

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## Location

The subject property is located in Worcester Park, an affluent suburb within the London Borough of Sutton. The property is conveniently located approximately 0.8 miles from Worcester Park Train Station, 2.5 miles north west of Sutton, 3.7 miles north east of Epsom and 4.6 miles south east of Kingston upon Thames.

The site occupies a corner position at the junction of Cheam Common Road and Shrubland Grove, in a densely populated, residential area to the north of Nonsuch Park.

## Description

The property comprises a two-storey detached public house of brick construction with a pitched and hipped roof and several single storey elevations at the rear of the property.

The ground floor comprises an open plan bar/restaurant area for approximately 30 customers, with an additional area to the rear providing seating for approximately another 52 customers. Customer toilets and trade kitchen are located to the rear of the property.

The basement comprises a cellar and stores.

The first floor comprises six bedrooms, a bathroom and large storage room.

Externally, there is parking to the front elevation for approximately 22 vehicles and a patio area. To the rear is a large beer garden able to accommodate approximately 100 covers and a patio to the side.

## Tenure

Freehold.

## Terms

Unconditional offers are invited for our client's freehold interest.

## Energy Performance

EPC Rating - D

## Rateable Value

We are advised that the Rateable Value for the property is £49,500 and the UBR for 2023/24 is 49.1p.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [Estimate your business rates - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/estimate-your-business-rates).

## Viewing

A viewing day is scheduled on Thursday 12<sup>th</sup> September 2024 between 11.30am and 12 noon.

## Substantial Public House

Prominent corner plot

Freehold

Located in affluent South West London suburb

5,879 sq ft (547 sq m) on 0.49 acres (0.20 hectares)



### Planning

We understand the property currently has consent for Sui Generis (Public House Drinking Establishment), is not listed and nor is it within a conservation area. Interested parties should make their own enquiries of Sutton Council.

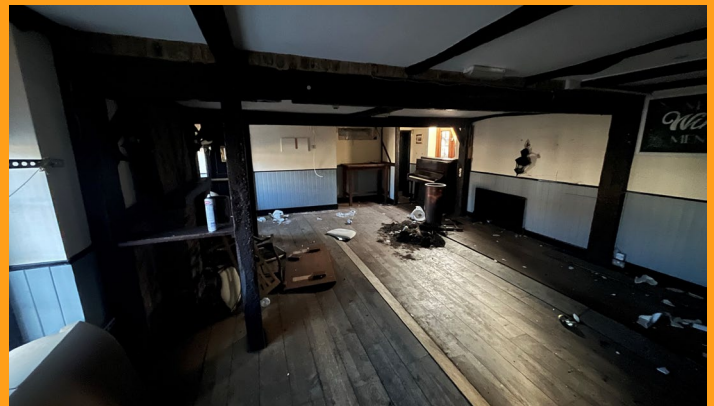
### Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. 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.

### Accommodation

	Sq m	Sq ft
Ground floor	338	3,635
Basement	89	953
First	120	1,291
Total	547	5,879
	Hectare	Acre
<b>Total Site Area</b>	<b>0.20</b>	<b>0.49</b>

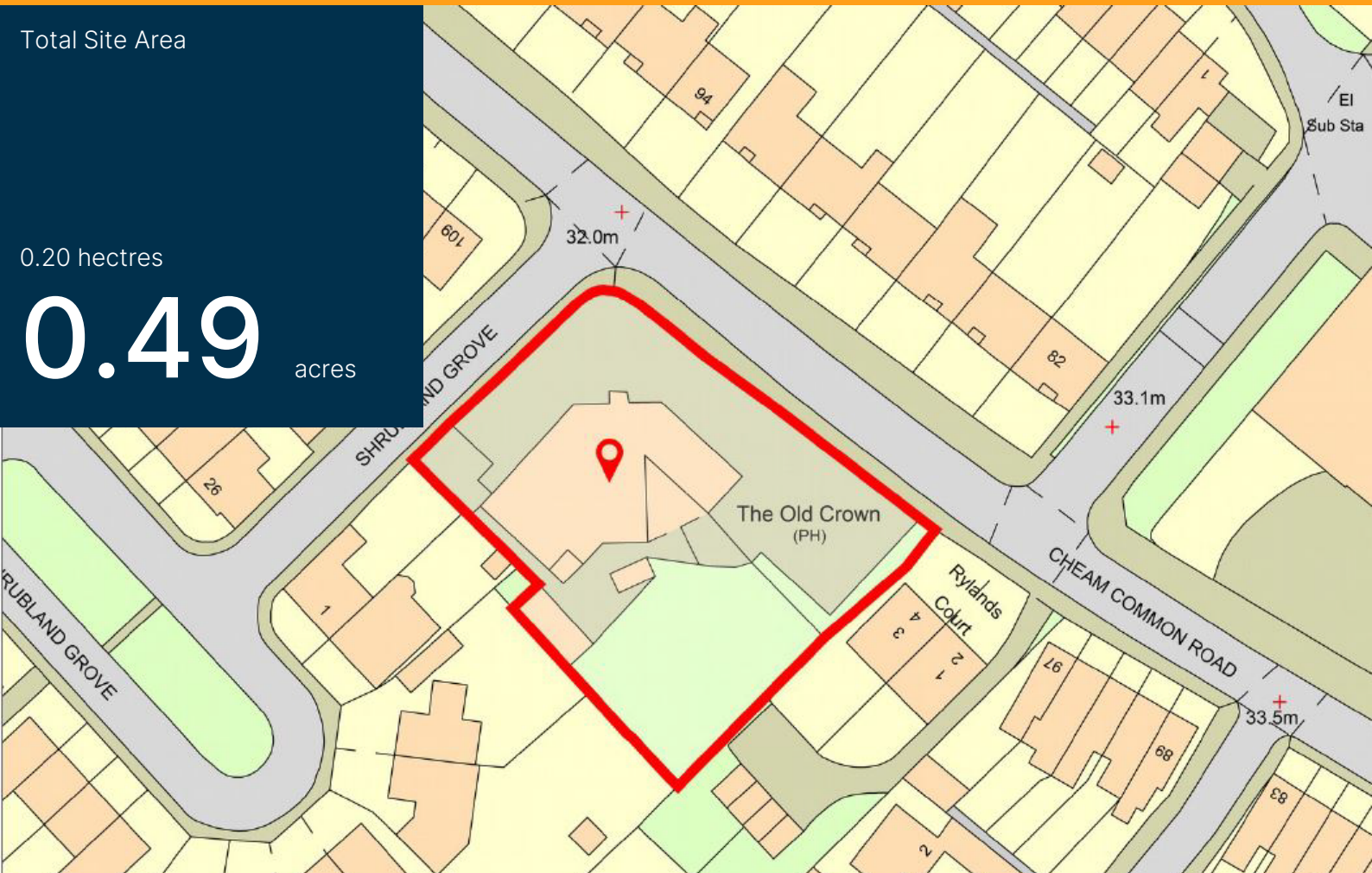
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

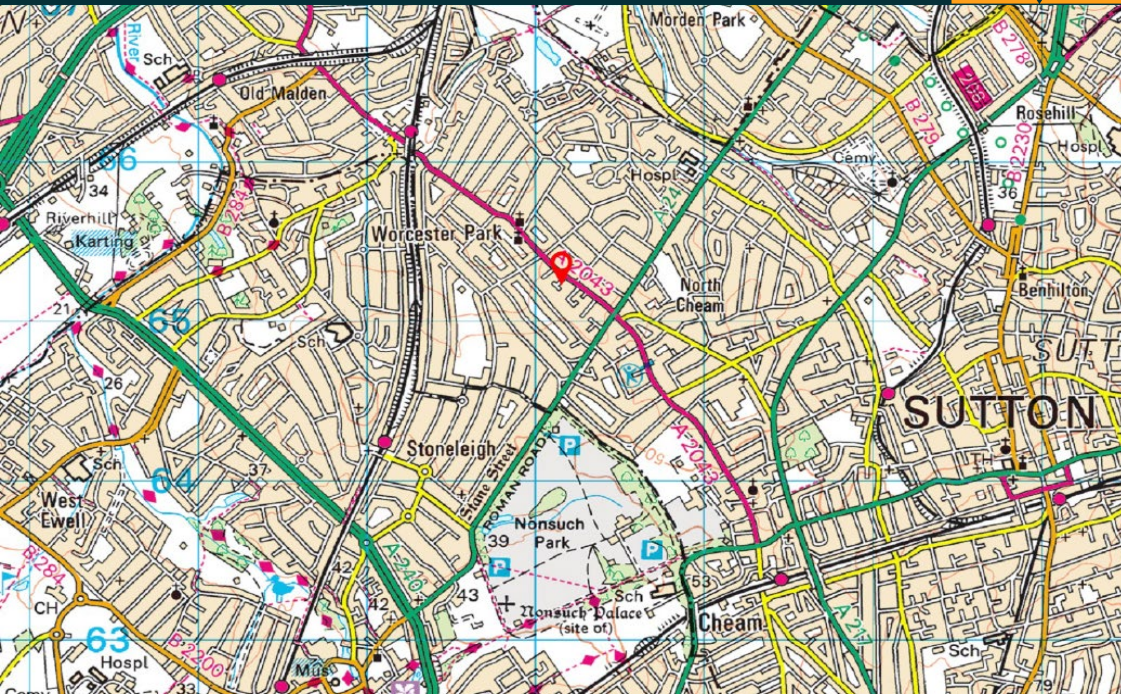


### Total Site Area

0.20 hectares

**0.49** acres





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