



The Cyder House

Peperharow Lane, Shackleford, Godalming, Surrey, GU8 6AN

Tenure: Leasehold

Price: Nil Premium

Ref: 96624

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Charming location in affluent area near Godalming
- Well presented Victorian era public house
- Three trade areas (90-95)
- Three/four bedroom owners' accommodation
- Two outside trade areas (120-150) & car park
- Available on new free-of-tie lease

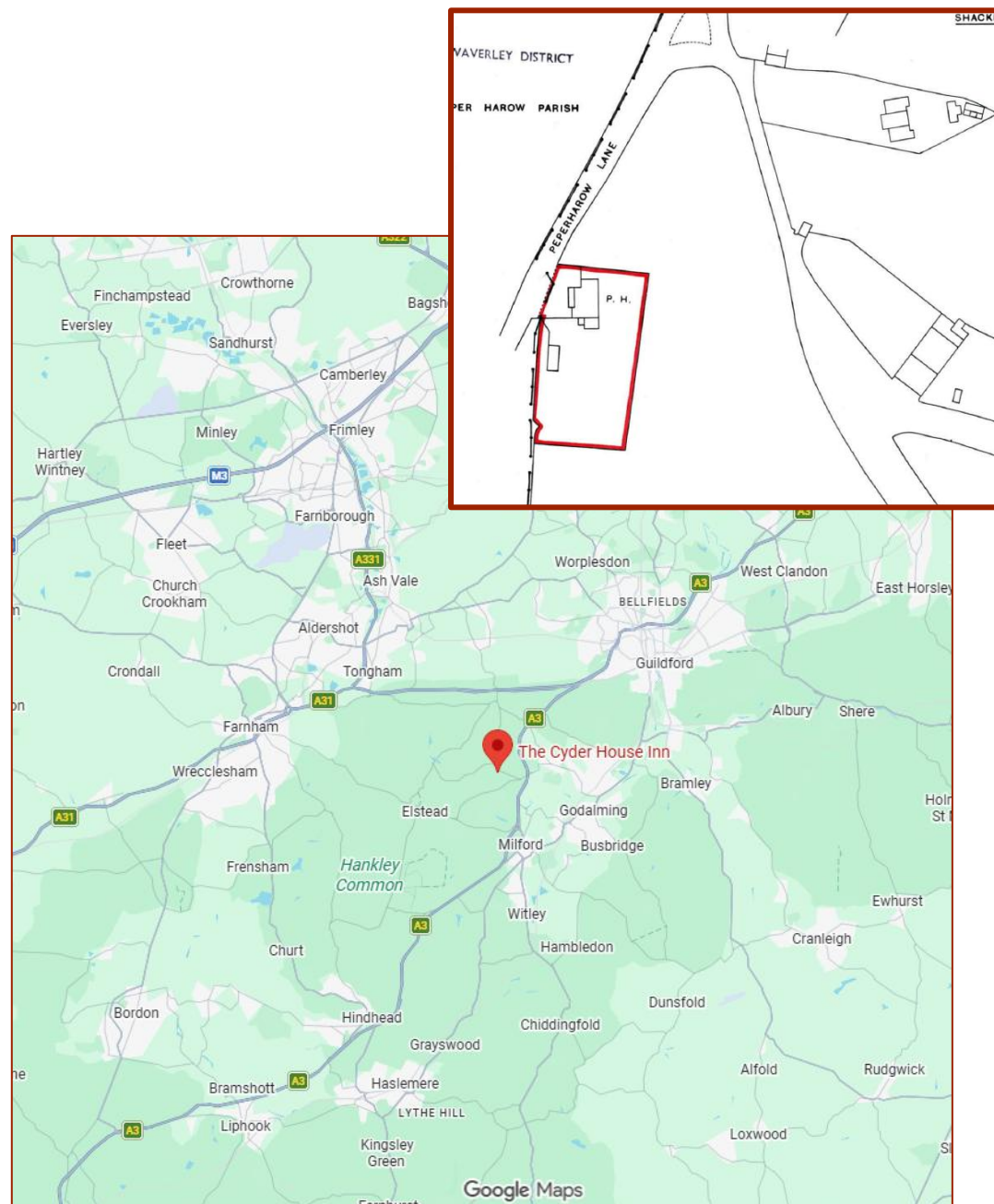
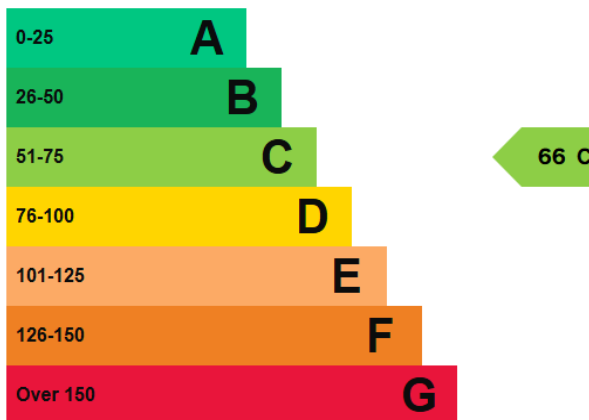
Location

The Cyder House is situated in the charming and quintessential Surrey village of Shackleford. The village lies approximately 5 miles south-west of Guildford, close to the A3, a vital dual carriageway running between the M25 at Cobham to Portsmouth via Guildford and Petersfield. The village is set on the edge of the Surrey Hills National Landscape, close to numerous nature reserves, commons and National Trust sites. The nearby town of Godalming houses all necessary amenities including medical facilities, schools, supermarkets and a leisure centre.

The main line between London Waterloo and Portsmouth Harbour is accessible from nearby Farncombe and Godalming Railway Stations.

The Property

The Cyder House is a purpose-built Victorian public house, which has been subject to investment in recent years and is presented to a high standard throughout.



Trade Areas

- BAR: Brick fireplace, nonslip flooring and bar servery. Seating for 23.
- SNUG: An intimate dining area with seating for 16.
- RESTAURANT: Stripped wood flooring, bar servery and seating for 54.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- TRADE KITCHEN: Equipped with nonslip flooring, deep fat fryer, double deep fat fryer, plancha, six-burner range cooker, Rational oven, commercial pass-through dishwasher, undercounter fridges, walk-in chiller and dry store.
- CELLAR: With chilled barrel store, storeroom and cleaning store.

Owners' Accommodation

At first floor with separate access from the rear of the property:

- OFFICE/DOUBLE BEDROOM.
- LARGE DOUBLE BEDROOM.
- DOUBLE BEDROOM.
- LIVING AND DINING ROOM/LARGE DOUBLE BEDROOM.
- FITTED KITCHEN.
- BATHROOM.
- LIVING ROOM.

External

- CAR PARK: Space for up to 20 vehicles.
- FRONT TERRACE: Seating for 40-50.
- REAR TRADE TERRACE: Seating for 80-100 neighbouring a Council owned playground.
- DOUBLE GARAGE.
- LAWNED AREA.





The Business

The business is currently being operated by a third party and therefore no current operating figures are available. No trade is sold or warranted. No historic trade accounts are available. Prospective tenants will need to make their own assumption as to potential trade levels giving due regard to the size of the premises, location and local demographics.

Licences

A Premises Licence is held.

Services

Mains water and electricity are connected. Fuel via LPG. Heating via oil. Drainage via Klargester.

Rateable Value: £44,500.

Local Authority: Guildford Borough Council.





Tenure & Price

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LEASEHOLD	Nil Premium. Any stock, glassware, loose catering effects and linen at valuation in addition.
TERM	Up to seven years.
LANDLORD & TENANT ACT 1954	Outside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance plus personal guarantors if the lease is taken as a limited company.
RENT	£65,000 per annum.
RENT REVIEW	Subject to rent reviews every third year of the term at Market Rent or RPI whichever the greater.
REPAIR LIABILITY	Full repairing and insuring lease.
FIXTURES & FITTINGS	Available by negotiation.
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the rental payments.



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Business Mortgages

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Utility Helpline

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