

Freehold Licenced Premises

The Coach and Horses

12 High Street, Carshalton, Surrey, SM5 3AG

Freehold

Price £395,000 plus VAT

Sole Selling Agents

PROPERTY DETAILS



Character pub in the affluent picturesque village of Carshalton, Sutton

- Recently refurbished trade space.
- Picturesque setting overlooking the village pond.
- External beer garden with rear access.
- Alternative use potential subject to gaining the necessary planning permissions.

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Property Misdescriptions Act 1991

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract. 2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item. 3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above. 4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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Location

The Coach and Horses is situated in a pretty location at the end of the High Street (A232) in Carshalton, Surrey. Carshalton is located circa 3.5 miles west of Croydon and circa 12 miles south of Central London. The pub is located on the periphery of the main town centre, opposite a picturesque pond. It is located within very close proximity to the railway station providing routes to London in circa 20 minutes. The immediate area is predominantly retail and residential. There are two houses located adjacent to the property, the village church and other public houses are also nearby.

Accommodation

The Coach and Horses is a two storey corner building of rendered and tiled exterior under a pitched roof with dormer windows.

Internally the trade area comprises a small main bar area with central servery. The trade space provides circa 25 covers. Ancillary trade areas to the ground floor are a small kitchen and males WC's. Ladies WC's are located on the first floor and accessed via the main trade area. The first floor also comprises a living room, kitchen, shower room and bedroom. The second floor provides a further two bedroom rooms with restrictive head height. The upper parts are accessed via the main trade space and the rear of the property.

Externally the pub benefits from a rear courtyard/ beer garden and two converted garages being used as a cellar. This is accessed via a lane to the rear of the premise of which rights of access exist.

The ground floor GIA is approximately 1,089 square feet.

The Coach and Horses offers an exciting opportunity for a pub operator to develop a community public house. The site may be suitable for alternative uses subject to obtaining the necessary planning permission.

General Information

Rating

The Rateable Value for this property is understood to be £14,750

Licences

It is understood that the property benefits from a Premises Licence.

Services

We are informed that all mains services are connected to the pub.

Tenure

The property is being sold freehold with vacant possession.

Title Plan

A title plan is attached as part of these sales details. The freehold demise is outlined in red. The area edged in green has been removed from the title and will not form part of the sale.

Trading

The pub is currently trading under temporary management.

Energy Performance Certificate

An EPC has been requested.

VAT

VAT will be applicable on the sale of this property.

Viewings

For all viewing instructions contact this property's sole selling agents. Contact: Philippa Keogh (philippa@jamesabaker.co.uk) or Philip Offer (philip@jamesabaker.co.uk) at the address below.



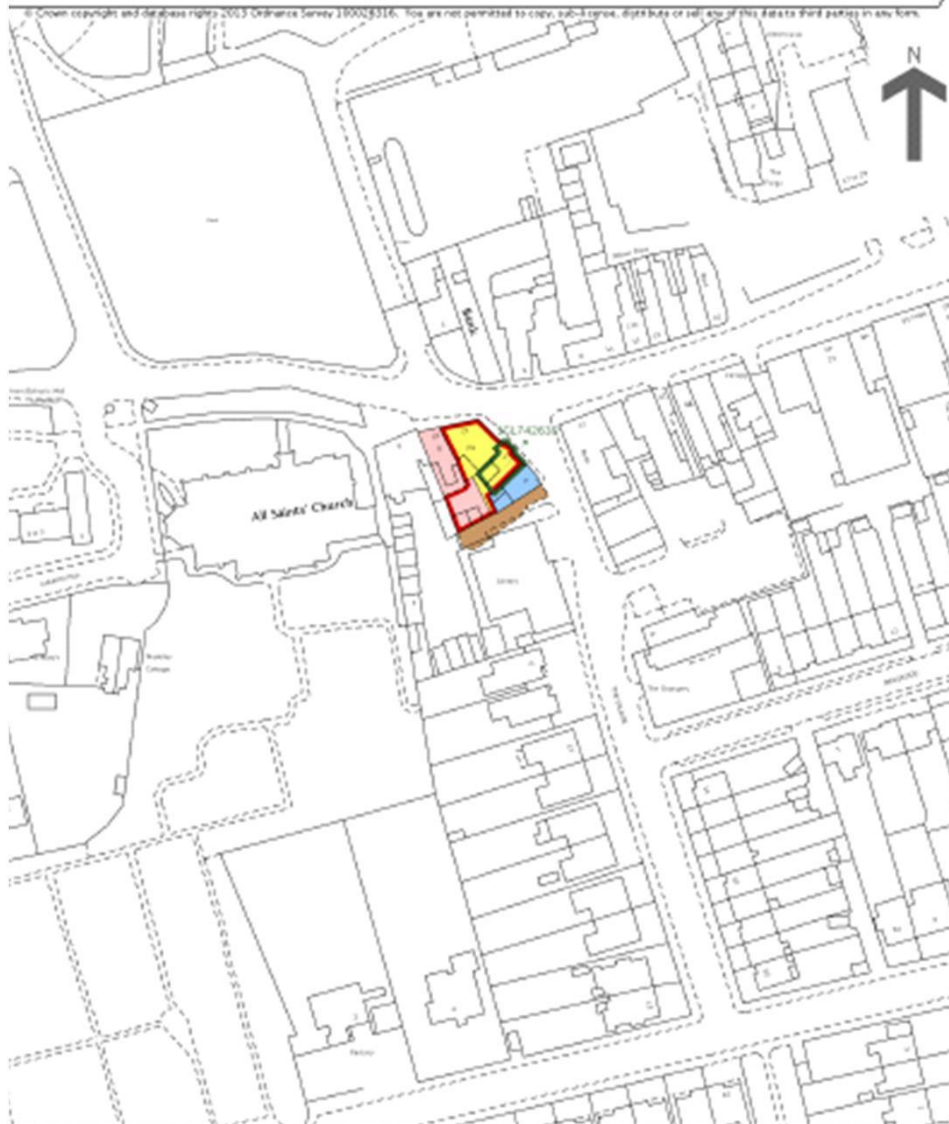
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Land Registry
Current title plan

Title number **SGL107038**
Ordnance Survey map reference **TQ2864SW**
Scale **1:1250**
Administrative area **Sutton**



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 22 January 2014 at 16:22:18. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to

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