

# THE CLOCK HOUSE

HIGH STREET, THE GREEN, RIPLEY, WOKING GU23 6AQ



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01483 224777

RESTAURANT  
PARKING ONLY

FOR SALE

CHARACTER FREEHOLD RESTAURANT PROPERTY WITH LIVING ACCOMMODATION

savills







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## HIGHLIGHTS INCLUDE:

- Impressive freehold character Georgian building with attractive walled garden
- Previously traded as Michelin\* restaurant and fully fitted to a high standard
- Includes 2-bedroom private living accommodation and former function space
- May suit a variety uses including hospitality, weddings & events, boutique offices or residential (subject to consents)
- Total building Gross Internal Area approx, 6,308 FT2 in a 0.26 acre plot
- Within 5 miles of a consented 1,730 dwelling development at RHS Wisley & other smaller schemes
- Freehold price reduced to £2.3m (VAT not applicable)

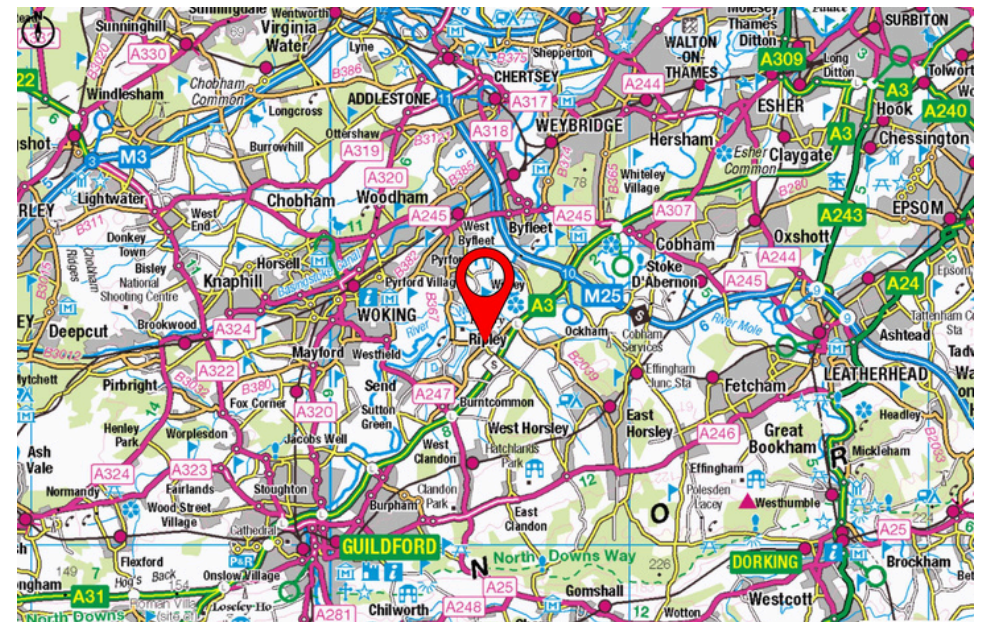
## LOCATION

The property is situated in the centre of Ripley, a historic village located 6.5 miles north-east of Guildford, 5 miles east of Woking and 25 and 5 miles south-west of London and Cobham respectively. Ripley benefits from excellent road transport links being less than a mile from the A3 (Ripley By-Pass) and 12 miles south of the M25 (J10). Ripley and the surrounding villages are desirable residential locations and benefit from an expanse of varied green spaces, including Ripley Green, Dunsborough Park and the River Wey.

Ripley's main High Street is a bustling hub and is home to a number of boutique independent retail and hospitality businesses including The Talbot Inn, The Anchor and The Nest. The village has a resident population of approximately 1,710 (2021 census) with a broad and accessible catchment.

Within 5 miles of a consented 1,730 dwelling development at RHS Wisley & other smaller schemes.

The area is administered by Guildford Borough and Surrey County Council.





## PROPERTY DESCRIPTION

The Georgian property was originally constructed around 1850 with extensions added over c.19 and c.20 and occupies an end-of-terrace position (part attached to rear north- east extension). The property is of two stories above street level of red and glazed brick construction with numerous period features including sash windows and ornate entrance. Located to the side and rear are single and two storey extensions. The plot extends to approximately 0.264 acres within which is approximately 7,500 FT<sup>2</sup> of garden space.

## COMMERCIAL DESCRIPTION

The ground floor comprises two distinct dining areas either side of the imposing entrance reception; to the left is an open plan restaurant (40) and the right a snug wood paneled private dining room (10). Located to the rear is a large fully equipped professional trade kitchen with walk-in-fridge, storage and wine store. Customer areas on the first floor include a private reception lounge with bar servery and WCs. Located to the rear of the first floor is a double-room function space with large windows overlooking the garden with access provided by external steps.

## LIVING ACCOMMODATION

Access to the first floor living accommodation is via an internal staircase and an external staircase from the High Street level. The accommodation comprises two bedrooms, kitchen, living room and bathroom.

At attic level is former staff accommodation comprising two bedrooms, kitchen and bathroom being accessible by walk-way over the side extension.

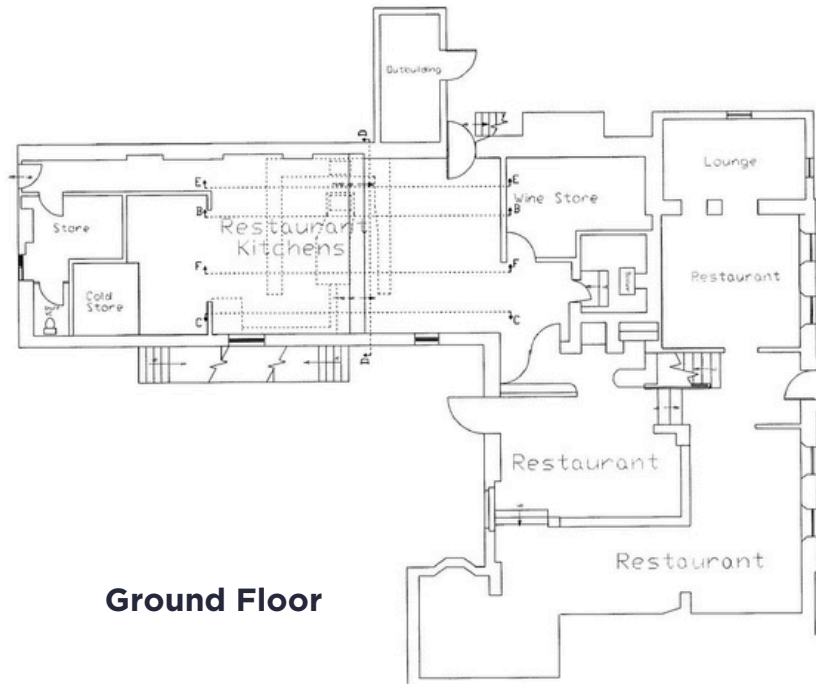
The following are approximate Gross Internal Areas.

## EXTERNAL AREAS

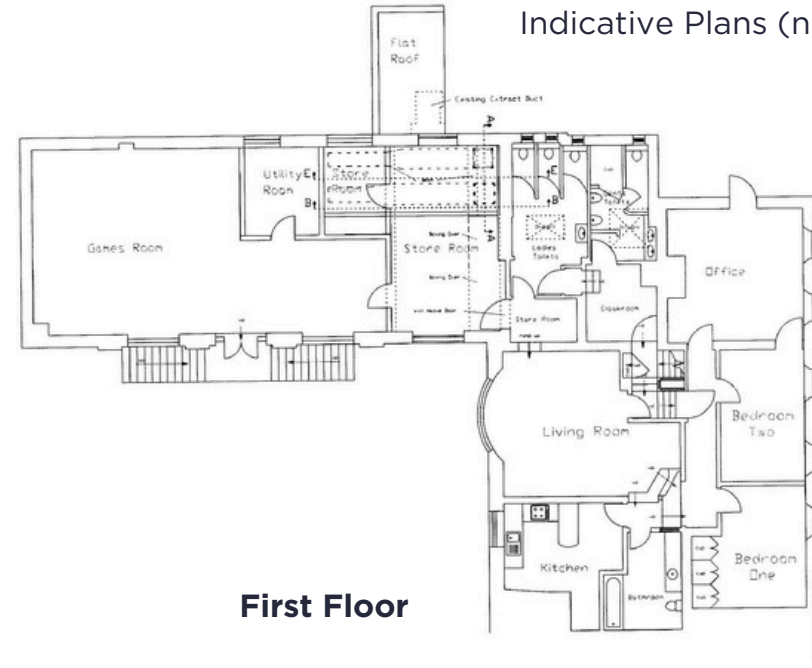
Located to the rear is an attractive walled garden with herb gardens, mature shrubs and plants and seating areas; this extends to approximately 7,500 FT<sup>2</sup>. Located to the front are 2 x single parallel car park spaces.



Indicative Plans (not to scale)



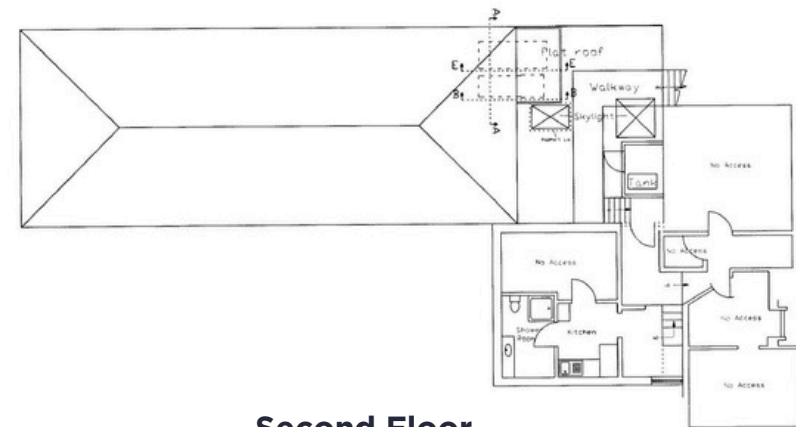
**Ground Floor**



**First Floor**

The following are approximate Gross Internal Areas:

Floor	Use	GIA (M2)	GIA (FT2)
Ground Floor	Restaurant (trading)	139	1,496
Ground Floor	Restaurant (ancillary)	136	1,464
First Floor	Restaurant (trading)	26	280
First Floor	Storage /Former Function Room (ancillary)	135	1,453
First Floor	2-Bedroom Flat	78	840
Second Floor	Staff Rooms	72	775
<b>Total</b>		<b>586</b>	<b>6,308</b>



**Second Floor**



## THE BUSINESS

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Our client has operated a Michelin star and 3x AA rosette restaurant from The Clock House for over 20 years; the business closed in December 2023. Now, the opportunity exists for a purchaser to acquire this well-known building which may be suitable for a variety of uses, including hospitality, leisure or residential (subject to necessary consents, where applicable).

## PLANNING & CONSERVATION

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Under the Town and Country Planning (Use Classes) Order 1987 (as amended) we understand the property benefits from Commercial Use Class E (restaurant) with the uppers as C3 (residential). We recommend parties satisfy themselves on these points. The property is Grade II listed and located in the Ripley Conservation Area and Green Belt.

## SERVICES

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We understand all mains services are connected.

## EPC

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Energy Performance Certificate C-57.

## PREMISES LICENCE

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The property benefits from a premises licence which permits the sale of alcohol Monday to Saturday 10.00 - 00.00 and Sunday 12.00 - 23.30.

## FIXTURES & FITTINGS

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All fixtures and fittings owned outright will be transferred on completion, certain personal items will be retained by the vendor. There will be no stock to transfer.





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## RATEABLE VALUE

The subject property is on the 2024 Rating List with a Rateable Value of £30,750 (this is not the rates payable). The current small multiplier is 49.9p. Please check [www.voa.gov.uk](http://www.voa.gov.uk) for up to date information.

## TENURE

Freehold (Title SY340922). The freehold price has been reduced to £2,300,000 for the benefit of the freehold interest and fixtures and fittings. We understand VAT is not payable.

## VIEWINGS

The business is closed. Formal viewings can be arranged by appointment with the agents Savills.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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