

# ROBIN HOOD

142 THORPE LEA ROAD, EGHAM, TW20 8HA

FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE







# ROBIN HOOD, 142 THORPE LEA ROAD, EGHAM, TW20 8HA

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to a private individual
- Property arranged over ground and first floors
- Current rent of £42,000 per annum
- Lease expires October 2029
- The rent is subject to five yearly open market reviews
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £580,000 (6.9% NIY)**

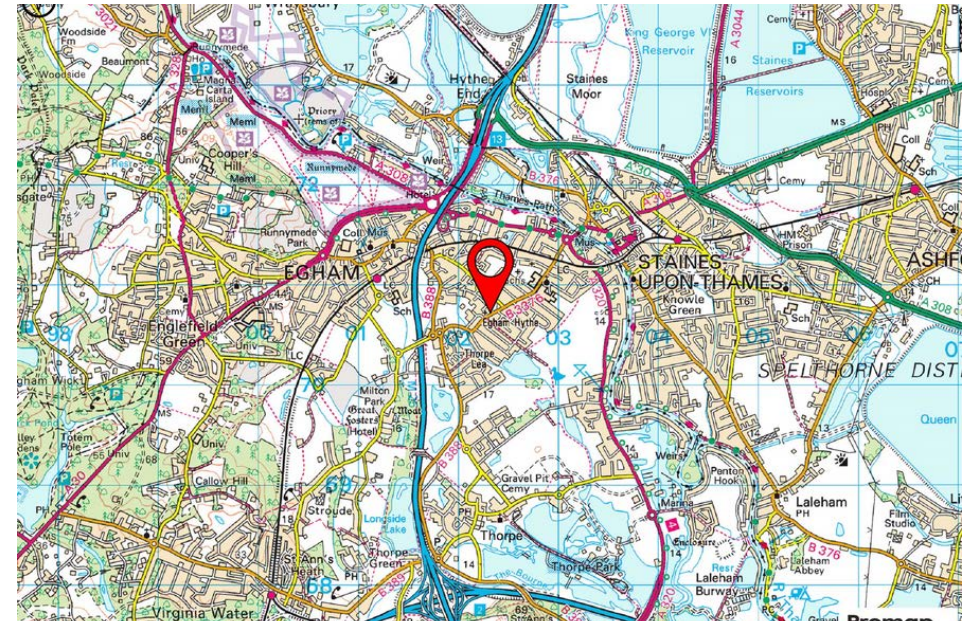
## LOCATION

Located in the town of Egham in the Borough of Runnymede, Surrey, 1.0 mile (1.6 kilometres) south of Staines, 6.6 miles (10.6 kilometres) southeast of Windsor and 19.0 miles (30.6 kilometres) west of London.

The Robin Hood is situated fronting Thorpe Lea Road at the intersection with Pond Road, equidistant between Egham and Staines. The surrounding area is a mix of residential and commercial with Egham Town Football Club a short distance to the north and Pooley Green directly opposite.

## DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with rendered and painted brick elevations beneath a multi pitched roof.



## ACCOMMODATION

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**Ground Floor:** The ground floor provides two trading areas with an interconnecting central bar servery with seating on loose tables and chairs for 44 customers. Ancillary areas include customer WC's and cellar to the rear.

**First Floor:** The first floor provides the managers accommodation comprising three bedrooms, kitchen, living room, office area and bathroom.

**Externally:** There is an enclosed customer area to the rear which provides a shisha lounge with seating for 62 customers. Ancillary areas include a bar servery and kitchen prep.

## TENURE

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The property is held freehold (Title Number SY373040).

## TENANCY

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The entire property is let to private individual on a 30 year lease from 1 October 1999 at a current rent of £42,000 per annum which is subject to five yearly open market reviews with the next review in October 2024. A rent deposit of £13,184 is held by the landlord.

## PLANNING

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The property is not listed or situated within a conservation area.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.





## EPC

D-77

## TERMS

We are instructed to invite offers in excess of £580,000 (6.9% NIY) assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

## MONEY LAUNDERING

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



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## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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