



The Cranley Pub & Hotel

Ref. 4256382

The Common, Cranleigh, GU6 8SQ

Freehold: Offers in excess of £800,000

Circa 0.341 acre grounds

Bar and lounge/dining room (84 seating)

7 letting bedrooms, all en-suite

2 bedroom owner's accommodation

Lawned trade and front gardens (50+ seating)

Car park (28 spaces). Energy Rating C



The Cranley Hotel occupies a prominent location, overlooking Cranleigh Common, on Guildford Road (B128), at the northern end of the village High Street.

Cranleigh is a large affluent and picturesque village located approximately 8 miles south of Guildford, 10 miles north-west of Horsham and 18 miles west of Crawley and Gatwick Airport. Nearest rail station is Chilworth, 6 miles north, which offers rail links into central London.

Description

Large character 2/3 storey detached property of brick construction under a pitched tiled roof with single storey additions to the side. Set in its own circa 0.34 acre grounds incorporating car park, rear lawned trade garden and small patio area to the front.

Internal Details

Public Trade Areas

- Two section bar with games area (30 + seating)
- Dining Area (54 covers)

Additional Areas

- Ladies and gents WC's
- Catering kitchen
- Ground level beer store and spirits/bottle storage cupboard
- Covered external area with walk in chiller and fridge storage area

Letting Accommodation

Arranged on the first floor including:

- 4 twin rooms
- 1 family room
- 2 double rooms
- Large storage room and loft store to side with scope to convert to additional double bedroom

External Details

- Car park (28 spaces)
- Rear trade lawned garden (space for 50+ seating)
- Enclosed storage yard

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Neil Morgan

Senior Director Pubs & Restaurants

M:+44 7831 101 260

E:neil.morgan@christie.com

London

Owner's Accommodation

Ground floor self contained flat consisting of:

- 2 double bedrooms
- Small lounge
- Bathroom
- Office
- Domestic kitchen
- Access to private fence enclosed garden area

The Opportunity

At present closed for trading. Previously operated under Management trading as a 100% wet led locals pub on the ground floor with 7- bedroom bed and breakfast letting accommodation on the first floor. The rooms were promoted/advertised on Booking.com as well as other booking agencies. The room rates were in the region of £70 per room per night. The previous owners operated the business more as a local's pub with rooms with limited food menu i.e. breakfast only to room guests.

There is ample scope and opportunity for the new owners with a more "hands on" approach, following a refurbishment of the property, to successfully operate a pub/hotel providing a good quality food menu serving the local and growing affluent Cranleigh Village community as well as visitors to the area.

Trading Hours

The property is at present closed for trading.

Business Rates

We are advised the rateable value is £17,000 per annum with effect from 1st April 2023.



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189