

HOWLANDS

SALES & LETTINGS

Established 2009



**3 & 3a High Street, Bagshot, Surrey, GU19 5AG
& 70 London Road, Bagshot, Surrey, GU19 HL**

£1,300,000 Freehold



Howlands Sales & Lettings Ltd, 35 High Street, Bagshot, Surrey, GU19 5AF
Tel: 01276 477298 E-mail: info@howlands-property.co.uk
Registered in England & Wales. Company No: 08425452

VAT Registration No: 104 9669 02

Registered Office Address: 125 High Street, Odiham, Hook, Hampshire, RG29 1LA



HOWLANDS

SALES & LETTINGS

Established 2009

SUMMARY

An substantial freehold property comprising a ground floor restaurant premises of approx 1907 SQ FT (164 sqm) and a first floor self contained offices of approx 1641 sqft (152.4 sqm) and a residential detached property called Kelston House currently divided into six bedsit bedrooms. The whole site is large and there is a large rear car park with 21 allocated parking allocated spaces (6 for the offices and 15 for the restaurant and Kelston House). The present Italian restaurant has been established for over 30 years and the whole freehold property is now available due to retirement. The restaurant enjoys an excellent reputation for good food, service and has a five star food hygiene rating. Located in the High Street with its shops including The Post office, Cooperative supermarket, pubs and other restaurants. The M3 motorway (Junction 3) and the A30 London Road and A322 Bracknell Roads are all conveniently close by. Bagshot railway station is about a 15 minute walk and offers direct morning and evening return commuter trains to London (Waterloo).





Archway from restaurant area leading to a hallway with a wine fridge. Leading to;
Kitchen: 27'1 x 12'4 (8.25m x 3.75m). A professional fitted kitchen with an extensive range of stainless steel worktops with cupboards under, gas hobs, grills, ovens, sinks. Archway to;
Large Storeroom and Food preparation room: 27'1 x 13'9 (8.25m x 4.2m). With stainless steel worktops, freestanding fridges and freezers.
Back door to a Large rear Courtyard with wide gate to rear car park. Door to a Storeroom with

The whole freehold property comprises;
THE RESTAURANT 3 HIGH STREET BAGSHOT
GU19 5AG.

Front door to Reception area with Bar area: 26'1 x 12'3 max (7.95m x 3.75m). Display shelves, bar counter unit with stainless steel sink with drinks refrigerator under, dishwasher, built in till. Cupboard with burglar alarm, lighting controls, pull down desk unit with storage cupboards under.

Archway from reception area to a large cloakroom/hallway area: Space for coats hanging rails, fire exit door. Doors to:

Ladies and Gentleman's Cloakrooms: Attractively fitted and with tiled floors.

Restaurant eating area: 41 x 25'5 (7.75m x 12.5m). With room for 20 good size tables, a large L shaped room with feature mirrors, skirting radiators, double glazed windows, attractive ceramic tiled flooring, ceiling and wall lighting, speakers, wine rack and cabinet, the room is well presented and is a very pleasant eating room.



wall mounted gas boiler for heating and hot water, hot water tank, water filter unit.

Large rear car park: With approx 15 parking spaces.

Double glazed windows and gas fired heating with radiators.

BUSINESS RATES: We are informed by Surrey Borough Council that the rateable value is £17,250 and the rates payable are £8,619.43 for the year 2020/21.

**THE FIRST FLOOR OFFICES 3a HIGH BAGSHOT
GU19 5AG.**

**Front door with stairs leading to first floor
landing, door to;**

**Office One/Reception Room: 12'4 x 10'4
(3.76m x 3.14m).**

**Office Two/Conference Room: 16'2 x 8'6
(4.92m x 2.58m).**

Office Three: 49'6 x 12'3 (15.10m x 3.73m).

Office Four: 22'9 x 12'4 (6.94m x 3.76m).

Office Five: 12'4 x 10'10 (3.76m x 3.31m).

Office Six: 12'3 x 10'10 (3.73m x 3.31m).

Ladies and Gentleman's Cloakrooms:

Kitchenette:

Rear car park: With six allocated spaces.

**Double glazed windows and gas fired heating
with radiators.**

BUSINESS RATES: We are informed by Surrey
Borough Council that the rateable value is
£4,700pa and the rates payable are £2,345.30
for the year 2020/2021. However, the premises
may be eligible under the Small Business Rate
Relief Scheme and there may be 100% rates
reduction (subject to terms and conditions).
Please contact Surrey Heath Borough Council
01276 707100 for more details and to see if
your business is eligible.

HOWLANDS
SALES & LETTINGS
Established 2009



KELSTON HOUSE 70 LONDON ROAD BAGSHOT GU19 5HL:

Front door to Entrance hall.

Shower Room: For ground floor bedrooms with shower cubicle, wash hand basin, low level WC, window.

Shared Kitchen: 11'6 x 8'10 (3.5m x 2.7m): With a sink unit and space for cooker and a fridge, large cupboard, window, back door.

Bedroom 1: 18'1 x 10'6 (5.51m x 3.2m): Front and two side windows.

Bedroom 2: 11'6 x 10'6 (3.5m x 3.21m): Front and side windows.

Stairs from the ground floor entrance hall leading up to the first floor Landing with a front window.

Shower Room: For the first floor bedrooms

with bath, wash hand basin, low level WC, rear window.

Bedroom 3: 11'6 x 10'8 (3.5m x 3.25m): Front window.

Bedroom 4: 11'6 x 10'6 (3.5m x 3.25m): Side window.

Bedroom 5: 10'6 x 10 (3.25m x 3.04): Front window.

Bedroom 6: 10'6 x 6'1 (3.2m x 1.85m): Rear window.

Double glazed windows and gas fired heating with radiators.

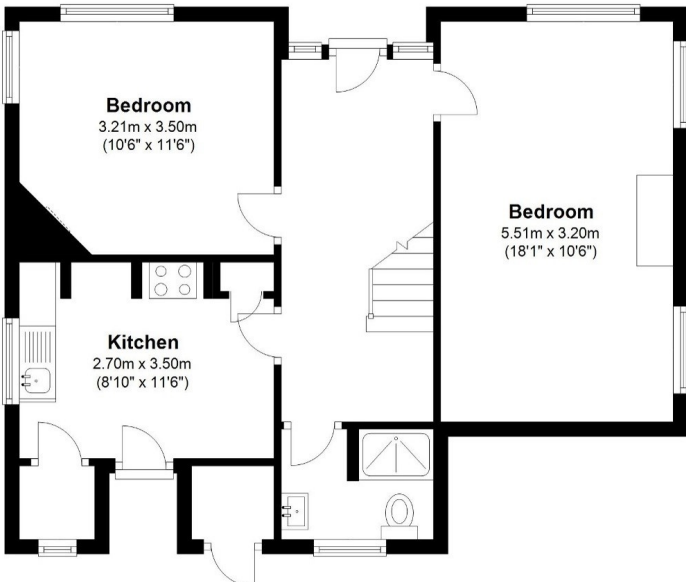
COUNCIL TAX BAND: The tax band is E and amount payable is £2,497.55 payable for year 2020/21.

LARGE OUTSIDE STORE ROOM WITH OFFICE: Stairs to loft storage area.



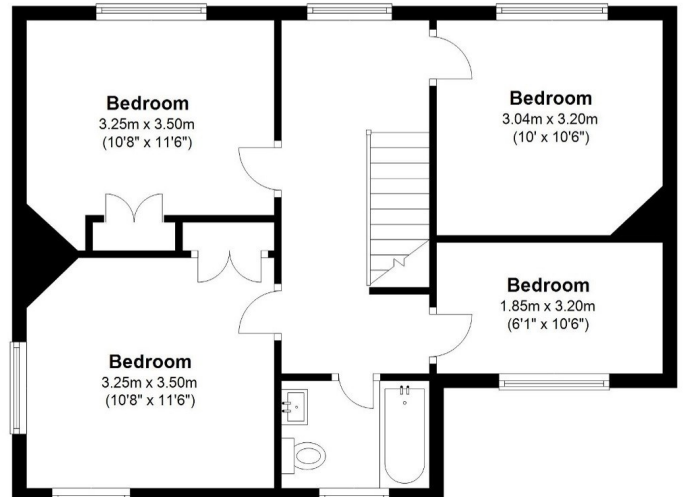
Ground Floor

Approx. 56.0 sq. metres (602.6 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.1 sq. feet)



Total area: approx. 110.0 sq. metres (1183.7 sq. feet)

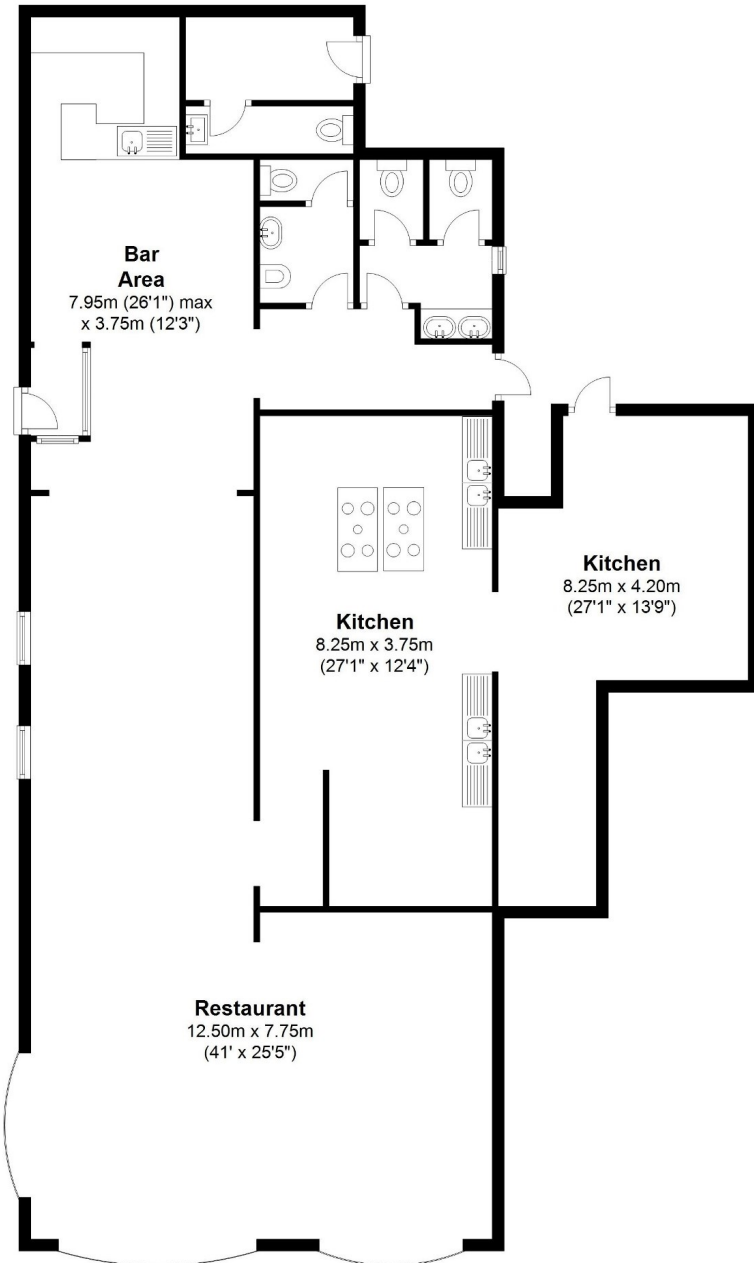
HOWLANDS

SALES & LETTINGS

Established 2009

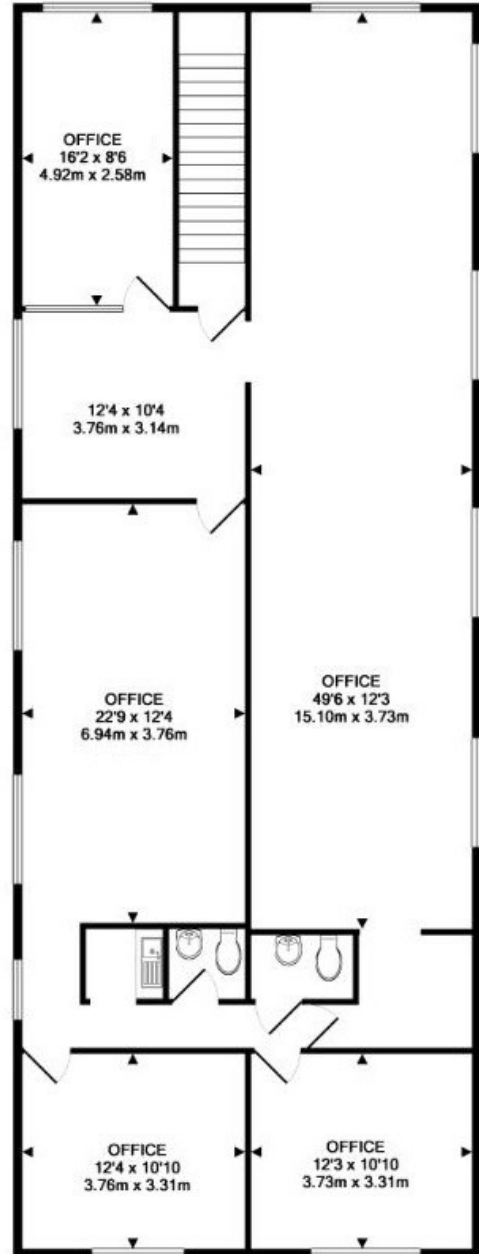
Ground Floor

Approx. 177.2 sq. metres (1907.3 sq. feet)



Total area: approx. 177.2 sq. metres (1907.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

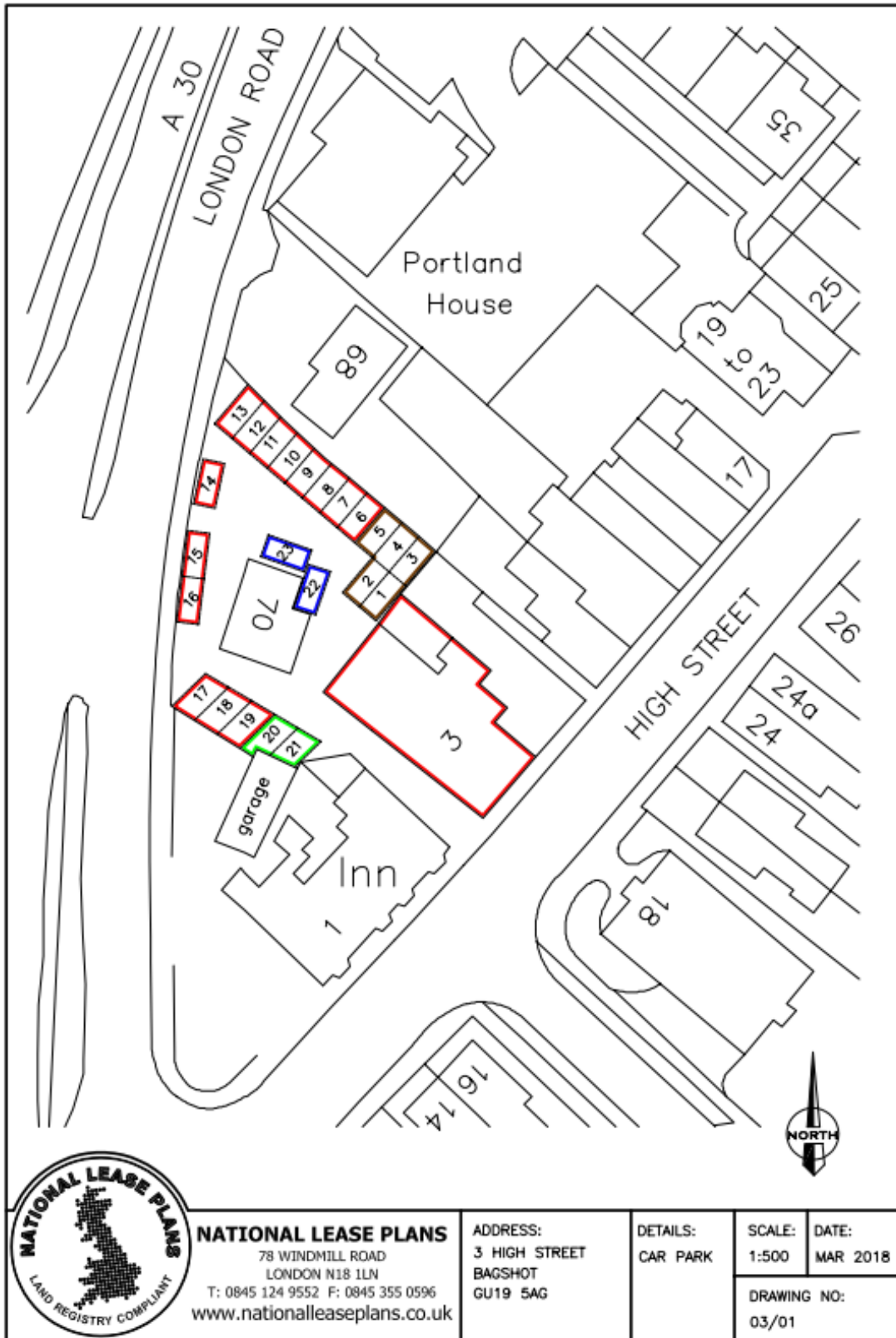


TOTAL APPROX. FLOOR AREA 1641 SQ.FT. (152.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2011



www.howlands-property.co.uk



NATIONAL LEASE PLANS
 78 WINDMILL ROAD
 LONDON N18 1LN
 T: 0845 124 9552 F: 0845 355 0596
 www.nationalleaseplans.co.uk

ADDRESS:
 3 HIGH STREET
 BAGSHOT
 GU19 5AG

DETAILS:
 CAR PARK

SCALE: 1:500 DATE: MAR 2018

DRAWING NO:
 03/01

Postcode for Sat Nav: GU19 5AG

HOWLANDS
 SALES & LETTINGS
Established 2009

01276 477298

info@howlands-property.co.uk

www.howlands-property.co.uk

Energy Performance Certificate

Non-Domestic Building



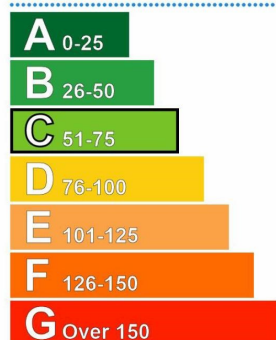
3a, High Street
BAGSHOT
GU19 5AG

Certificate Reference Number:
9000-1917-0309-0540-8044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



← 59 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 167
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 42.32

Benchmarks

Buildings similar to this one could have ratings as follows:
23 If newly built
61 If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building



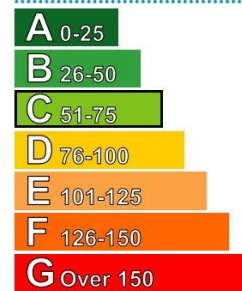
3 High Street
BAGSHOT
GU19 5AG

Certificate Reference Number:
0940-0333-3709-6578-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



← 62 This is how energy efficient the building is.

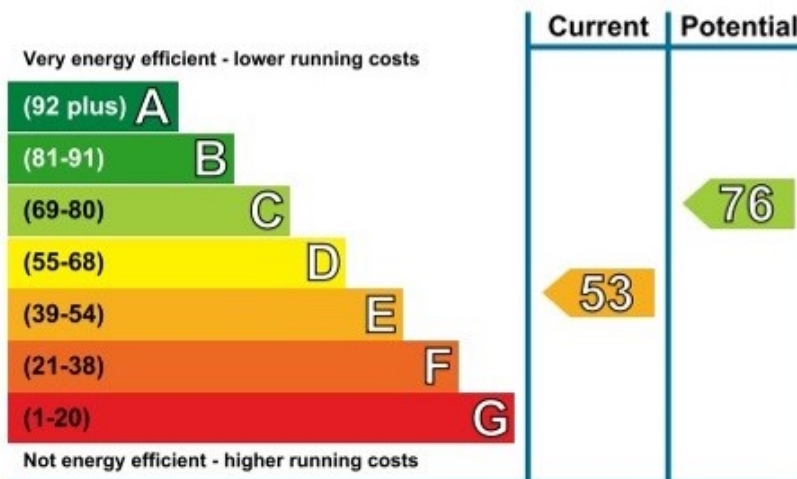
Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 170
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 143.23
Primary energy use (kWh/m² per year): 841.14

Benchmarks

Buildings similar to this one could have ratings as follows:
29 If newly built
85 If typical of the existing stock



DISCLAIMER:

* Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.

* Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.

* Electrical and gas appliances are not tested.

* Sizes given are maximum approximate dimensions.