



ATTRACTIVE PERIOD WORKING PUB IN THE HEART OF THE
SURREY COUNTRYSIDE

THE ROSE & OLIVE BRANCH PUB

Callow Hill, Virginia Water, GU25 4LH

Leisure

TO LET

2,422 sq ft
(225.01 sq m)

- Traditional detached Freehold Public House with no Brewery Ties.
- Situated in an affluent demographic area in Virginia Water near Windsor Great Park.
- Ground Floor Bar & Restaurant seating 30 with outside seating area at front for 24.
- Customer Beer Garden at rear with tables seating 40 and Private Yard.
- 4 Bedroom/Kitchen, Bath & WC Residential Accommodation Above the Pub.
- Roadside Woodland Setting with Plot Extending to 0.32 acres (0.12 hectares).

The Rose & Olive Branch Pub, Callow Hill, Virginia Water, GU25 4LH

Summary

Available Size	2,422 sq ft
Rent	£70,000.00 per annum
Rates Payable	£6,087.80 per annum
Rateable Value	£12,200
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Estate Charge	N/A
EPC Rating	C

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Pub & Kitchen Areas	1,313	121.98	Available
Basement - Basement Storage (6ft. Height)	183	17	Available
1st - First Floor Flat	926	86.03	Available
Total	2,422	225.01	

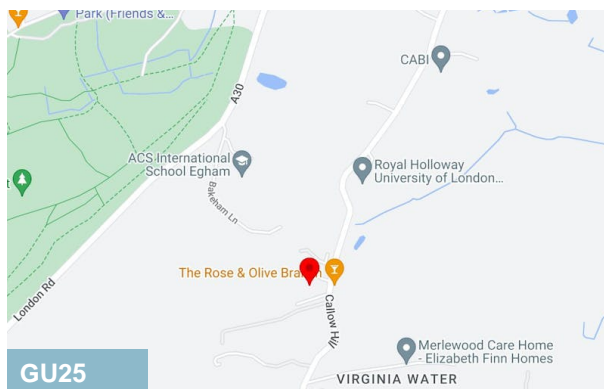
Description

The premises comprise a two storey detached property of brick construction under a pitched tiled roof with single storey lean-to pitched tiled extensions to the side and rear. The property is located towards the front of a plot of land which extends to approximately 0.13 hectares (0.321 acres). The property is surrounded on three sides by mature woodland.

The Rose & Olive Branch is a traditional pub with a 'U' shaped trading area (net effective internal customer area of 549 sq. ft. (51 sq. m.) approx., around a central bar servery. There are 48 seated covers and 8 bar stools throughout the ground floor trading area. Ancillary space includes customer WC's and trade kitchen. There is a small basement storage cellar and cold room. Living accommodation above the pub on the first floor comprises 4 bedrooms, private kitchen, bath and WC. Located to the rear of the property is a beer garden providing 40 seats around benches and to the front of the building is a seating area for another 24 persons. Located to the left hand side of the property is a 12 space car park. There is further parking available which is not demised to the property. The pub has a Premises Licence which permits various activities including the sale of alcohol Monday to Thursday 11:00 - 00.00, Friday and Saturday 11:00 - 01:30 and Sunday 11:00 - 23:30. We understand that the tables and chairs and some of the kitchen equipment will be left in the premises for the use of the new Tenants.

Location

The Rose & Olive Branch Pub is located in the affluent village of Callow Hill in Surrey. The area benefits from good road links with the A30 (London Road) and the M25 (Junction 12) both being easily accessible. The property occupies a prominent roadside location on Callow Hill surrounded by woodland and residential properties. The Pub occupies a prominent roadside plot which is bordered on three sides by



Viewing & Further Information



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woodland. The premises is in an area interspersed with a mix of residential properties in the highly sort after residential areas of Virginia Water, Englefield Green, and Egham. Virginia Water Lake Visitor Centre and Windsor Great Park are located 1.2 miles to the west and Wentworth Golf Club is located 1.4 miles to the south. The property is situated 24 miles south-west of Central London and 9.5 miles north of Woking. The area is administered by Runnymede District Council.

