



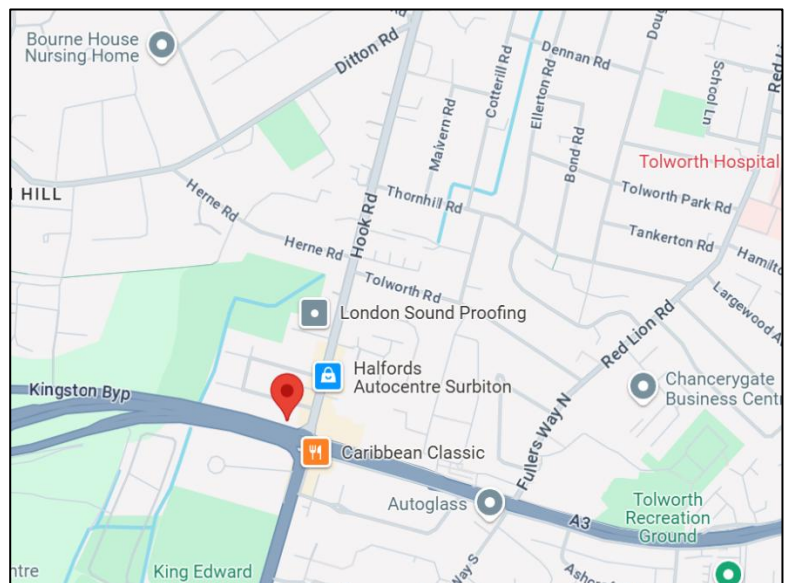
The Cap in Hand, 174 Hook Rise North, Surbiton KT6 5DE

Summary

- Freehold Available or
- New Lease Available
- Alternative Uses
- 50 Car Parking Spaces

Rent - £200,000 per annum

Price - £3,500,000



Viewing is strictly by prior appointment with sole agents
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Location

The subject property occupies a prominent position on Hook Road North fronting the A3 London to Guildford Road between Tolworth and Hinchley Wood.

For a better understanding of the location please review [Google Street View](#)

Description

The public house is arranged over ground floor and basement. The upper parts are staff accommodation.

The property is in shell condition.

Floor Areas

The approximate net internal areas are as follows:

Ground:	3,200 sq ft	297.29 sq m
Basement:	1,300 sq ft	120.77 sq m
Garden:	4,500 sq ft	418.06 sq m

Tenure

Freehold or Leasehold

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed, subject to five yearly rent reviews. The lease will be contracted inside the Landlord & Tenant Act 1954.

Rent

£200,000 per annum

Freehold

£3,500,000

Planning

The premises benefit's from Sui Generis use. Alternative uses will be considered subject to planning.

Rateable Value

The current rateable value is £100,000.

EPC

An EPC has been commission and can be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffey Lyons.