



The Royal George, 130-132 Hersham Road, Hersham, Walton-on-Thames KT12 5QJ

Summary

- Free of Tie
- Large, Detached Property
- Beer Garden
- Car Park
- Manager's Accommodation

Premium Offers Invited



Viewing is strictly by prior appointment with sole agents
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Location

The property is located in the suburban village of Hersham in Surrey which forms part of Walton-on-Thames. The property fronts Hersham Road at its junction with Falmouth Road. The property is situated opposite Bell Farm Primary School and playing fields. The property has the benefit of good transport links with Walton on Thames 1 mile north west of the property.

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

Description

The property is a two storey building of brick construction under a pitched tiled roof.

The ground floor comprises of an open plan trading area, divided into two sections served by a central bar server. Ancillary accommodation at this level is customer WC's and storage.

To the first floor is a one-bedroom managers flat, trade kitchen, managers office, staff WC and storage.

To the basement is cellarage and stores.

To the front of the property is a beer garden with patio and to the rear is a car park.

Floor Areas:

The approximate areas net internal areas:

Ground	1,273 sq ft	118 sq m
First	1,907 sq ft	117 sq m
Basement	1,241 sq ft	115 sq m
Total	4,421 sq ft	410 sq m

Tenure

The property is held on a 20 year lease from June 2023 expiring in June 2043. The base rent is subject to annual indexation, which is capped at 6% and collared at 2%. The passing rent is £110,460 until June 2025. In addition, there is a turnover related top up whereby 11% of net of VAT sales at the pub is payable, as the headline rent, less the base rent. Market rent reviews also take place every fifth year, to the greater of the passing base rent or the open market rent.

Planning

The premises benefits from Sui Generis Use. From enquiries with Elmbridge Borough Council, the property is not listed as being of special architectural or historical interest, nor does it lie in a conservation area.

Licensing

The property has the benefit of a Premise Licence which permits the sale of alcohol from 11.00am until 1.00am seven days a week.

Rateable Value

The property is listed in the VOA business rates list as having a draft rateable value for 2026 of £75,500.

EPC

An EPC 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. The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance.

Viewings

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

