

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

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FREEHOLD INVESTMENT/DEVELOPMENT OPPORTUNITY

at

The Abinger Cookery School
Guildford Road, Abinger Hammer
Dorking, Surrey, RH5 6RZ.

Over 3,300sqft gia (307sqm)



DESCRIPTION:

The property comprises a substantial Victorian building, formerly a Public House which was changed to a Cookery School about 10 years ago. The property is of conventional construction and is set in a generous plot with considerable development potential. The steep pitched roofs and attractive tile hanging make this a stand out building offering the combination of potential and income.

The property and part of the grounds are let on an annual rent of £34750pa under a lease expiring in 2030 with a tenant only break in 2026, on site parking.

SITUATION:

Located in the very heart of this picturesque Village with the water meadows of the Tiillingbourne river opposite and the cricket pitch nearby. Gomshall is first down the road with a railway station and access to Guildford/ Dorking/ Gatwick all within easy reach. Dorking 4.7 miles, Gatwick 20.5 miles, Guildford 8.1 miles and Godalming 9.9 miles.

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ACCOMMODATION:

See plans attached

Gross internal area over two floors 3,306sqft (307sqm) please note plans for identification purposes only, not to be relied on for scaling or measurements.

THE INVESTMENT:

The whole property and part of the garden are let on a full repairing and insuring lease for 10 years to Lizzie Bakes Ltd and guarantor at a current rent of £34,750 pax There is a Tenant only break clause for 31st January 2026 subject to notice and rent review. The lease is within the 1954 Landlord and Tenant Act, but the Barbeque area is not part of the lease and is on a license, at no cost, which the Landlord can terminate within a month.

The property is for sale freehold on an unconditional basis with the Tenant and lease in place.

RATEABLE VALUE:

£18,500. At approx. 50p in the £

EPC:

D rated but expired, new EPC commissioned.

PRICE GUIDE:

£850,000 STC only.

VIEWING:

Strictly by appointment with Sole Agents only.

Copy lease and license available upon request.



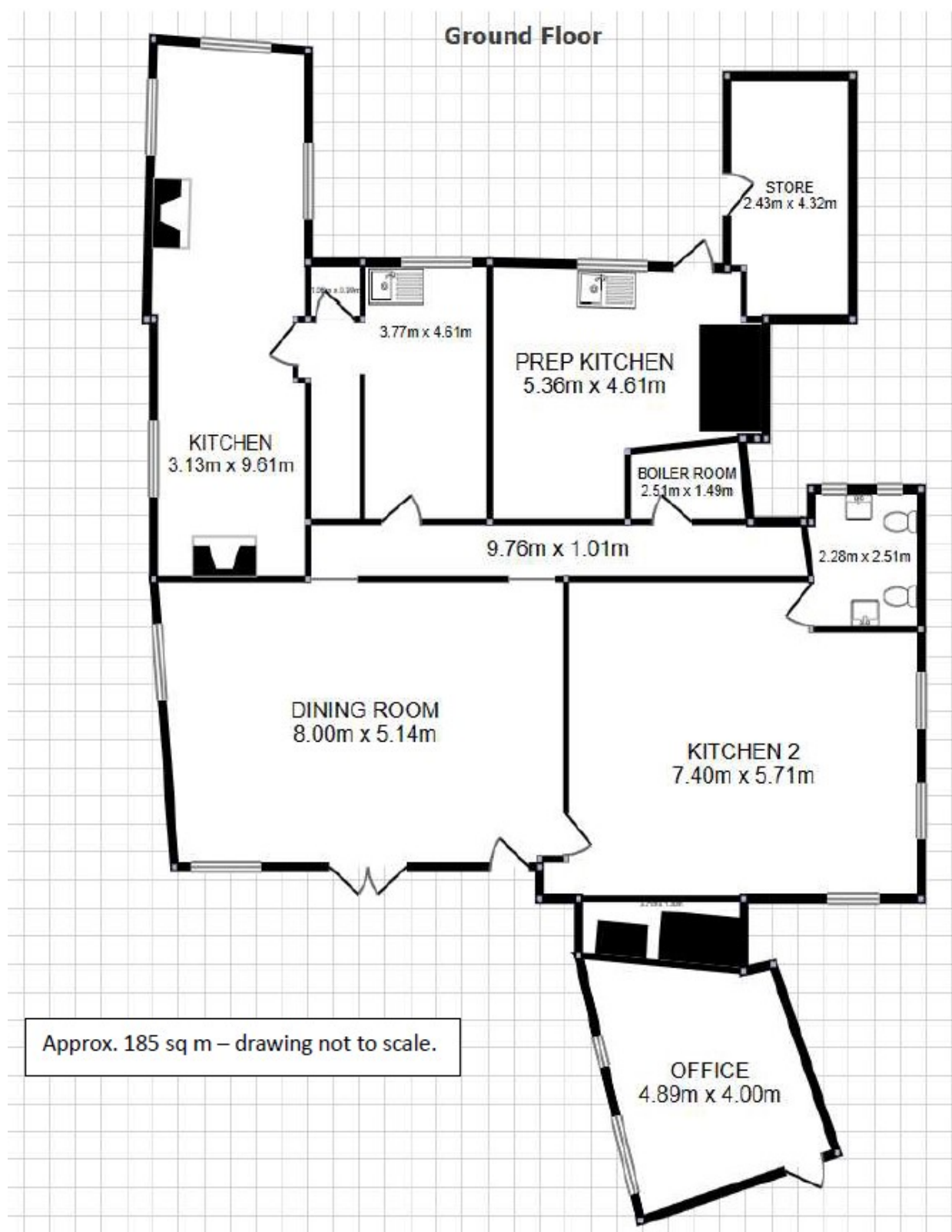
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Abinger Cookery School, Abinger, RH5 6RZ



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**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Website www.westwoodandco.com

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected.

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract. All negotiations should be conducted through
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