



LARGE PUB TO LET SURBITON

**THE CAP IN HAND, 174 HOOK RISE
NORTH, SURBITON, KT6 5DE**



Location:

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

The surrounding vicinity is predominantly made up of local established traders.

Accommodation:

The unit is arranged over a Ground, Basement, First and Second Floors only and has the following approximate gross internal areas:

Ground Floor: 3,905 sq. ft. (362.75 m²)

Basement: 3,627 sq. ft. (337 m²)

Garden: 780 sq. ft. (72.45 m²)

First Floor: 4 Bedrooms.

Second Floor: 1 bedroom flat.

The site benefits from 50 Car parking Spaces.

Use:

The subject premises benefits from Sui Generis planning consent. Alternative uses may be considered subject to planning.

Rent:

Upon Application.

Lease:

The premises are available by way of a new lease for a term to be agreed.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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