

# VOLUNTEER

5 WHARF STREET, GODALMING, GU7 1NN



FREEHOLD PUBLIC HOUSE AVAILABLE WITHIN THE AFFLUENT  
COMMUTER TOWN OF GODALMING





THE VOLUNTEER

Main Entrance



Live Sports & Music  
Family Friendly

The Volunteer  
Live Sports & Music  
Family Friendly

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# VOLUNTEER, 5 WHARF STREET, GODALMING, GU7 1NN

## HIGHLIGHTS INCLUDE:

- Freehold public house for sale
- Located within Godalming Town Centre
- Four bedroom living accommodation at first second floor level
- Arranged over ground, basement and two upper floors extending to 3,958 Sq Ft (368 Sq Ft)
- External trading area provided by a small courtyard to the side
- **Offers in excess of £450,000**

## LOCATION

The property is located in Godalming, a historic market town within Surrey, 4.3 miles (6.9 km) south of Guildford and 30.6 miles (49.2 km) south-west of Central London.

The property occupies a prominent position within Godalming Town Centre adjacent to the High Street and with nearby occupiers including Waitrose, Greggs, JD Wetherspoons, Gail's and N Family Club Nursery alongside a number independents operators. Godalming Train Station is located 0.4 miles (0.6 kilometres) to the west of the property and provides South Western Railway services to London Waterloo in 39 minutes.

## DESCRIPTION

The Volunteer comprises a two storey terrace building, above basement, with exposed brick and hung tile elevations beneath a multi-pitched tiled roof. The property is arranged over ground, basement, first and second floors.

## LINKS

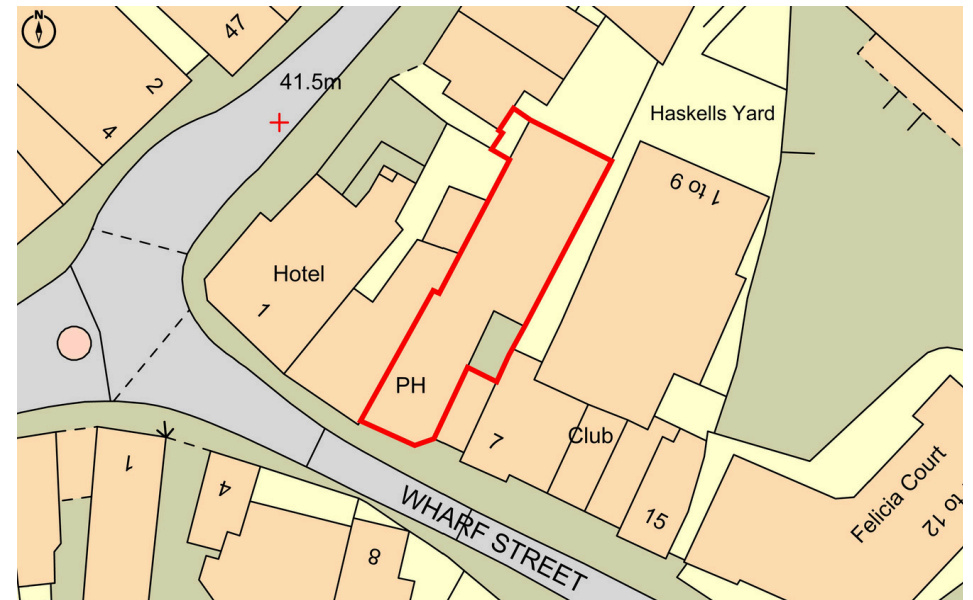
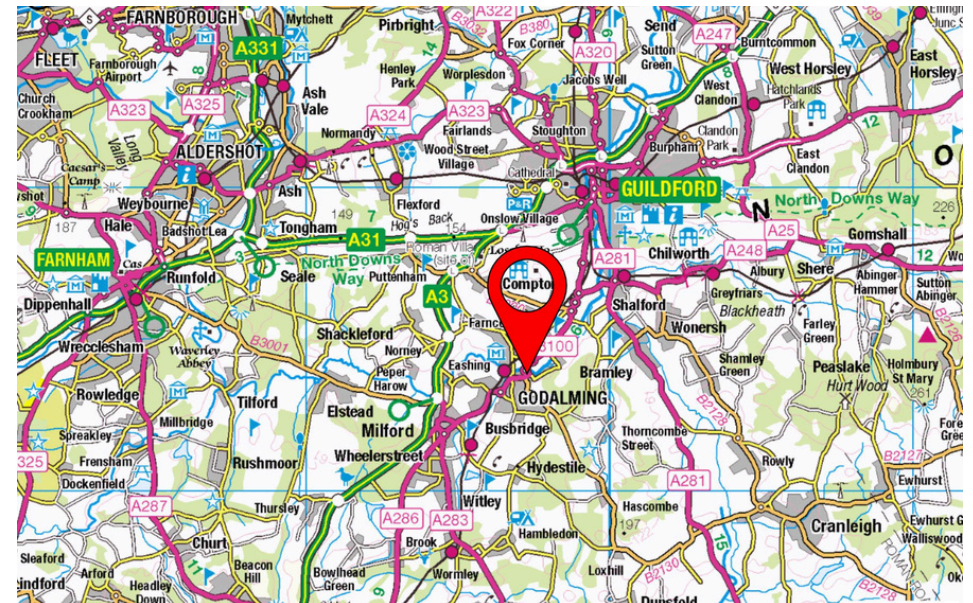
GOOGLE STREET VIEW



BIRDS EYE VIEW



VIRTUAL TOUR



## ACCOMMODATION

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**Ground:** The ground floor comprises a central bar servery with two open plan trading areas with seating on loose tables, chairs, bar stools and benches for approximately 58 customers with two pool tables and a darts board in a games area to the rear. Ancillary areas comprise a former trade kitchen and managers office located to the rear of the trading area.

**Basement:** Cellar and stores.

**First & Second Floors:** The first floor provides customer WC's as well as living accommodation with separate external access consisting of three double bedrooms, kitchen and bathroom. The second floor consists of a large double bedroom.

**Externally:** A small external courtyard provides seating for approximately 4 customers

## TENURE

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Freehold (Title Number SY597127) as outlined in the above promap.

## PREMISES LICENCE

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The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003 which permits the sale of alcohol at the following times:

- Sunday - Wednesday: 10:00 to 23:00
- Thursday: 11:00 to 00:30
- Friday - Saturday: 11:00 to 02:00

## RATEABLE VALUE

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2023 - £18,700

## EPC

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C - 75

## PLANNING

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The building is not listed however, it is situated within the Godalming Town Centre Conservation Area.





## FIXTURES AND FITTINGS

Trade fixtures and fittings may be available by way of a separate negotiation.

## TERMS

Offers are invited in excess of £450,000 for our clients freehold interest with vacant possession. VAT will be chargeable in addition.

## VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills. Under no circumstances should any approaches be made to any of the pubs staff.

## MONEY LAUNDERING

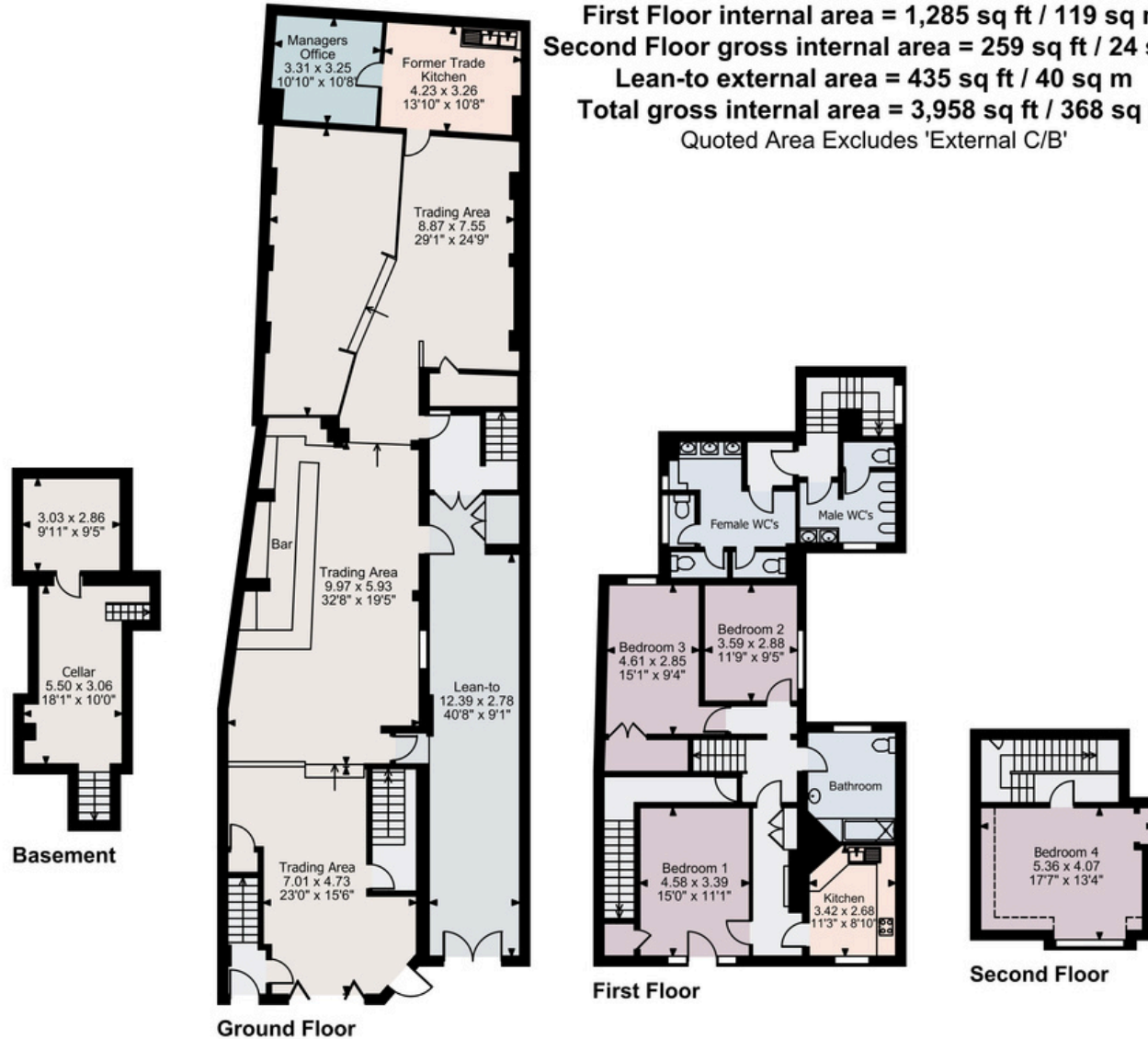
Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchaser will need to provide proof of identity and residence.



**VOLUNTEER, 5 WHARF STREET, GODALMING, GU7 1NN**

**savills**

**Volunteer, Wharf Street, Godalming, Surrey**  
 Basement gross internal area = 298 sq ft / 28 sq m  
 Ground Floor gross internal area = 2,116 sq ft / 197 sq m  
 First Floor internal area = 1,285 sq ft / 119 sq m  
 Second Floor gross internal area = 259 sq ft / 24 sq m  
 Lean-to external area = 435 sq ft / 40 sq m  
 Total gross internal area = 3,958 sq ft / 368 sq m  
 Quoted Area Excludes 'External C/B'



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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