

# INN ON THE GREEN

STANE STREET, OCKLEY, DORKING, SURREY RH5 5TD

**PUBLIC HOUSE WITH ROOMS - TO LET / MAY SELL**



## HIGHLIGHTS INCLUDE:

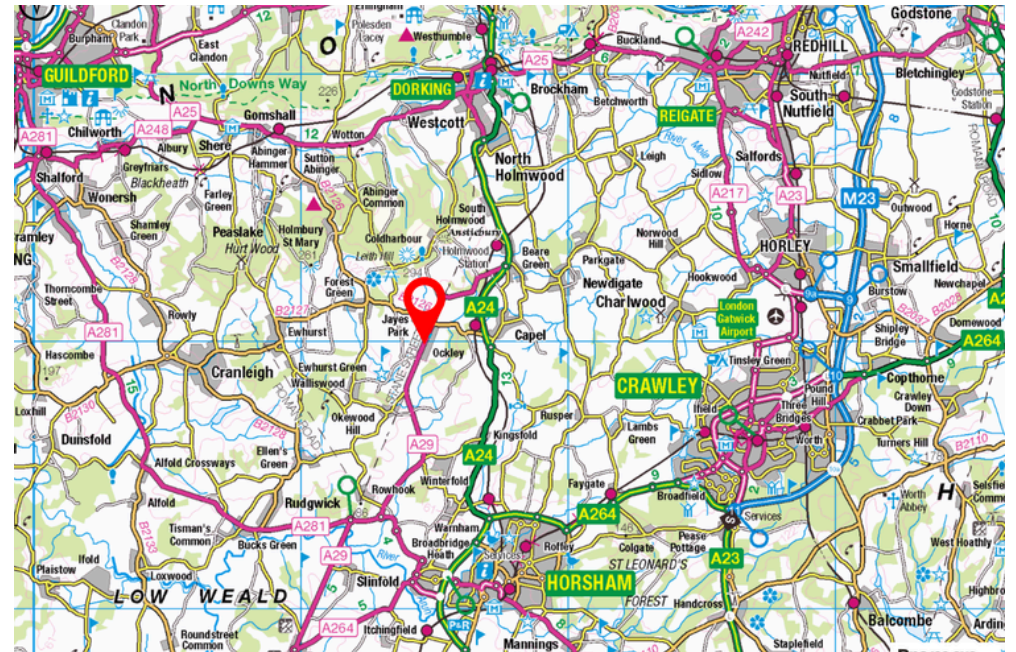
- Freehold village public house with rooms located on A29 south of Dorking on two plots of approximately 0.95 acres
- Overall approximate Gross Internal Area 7,792 sq ft (5,672 sq ft on ground and 2,210 sq ft on first)
- Recently traded with approximately 126 internal seats in several interconnected ground floor areas
- Six en-suite letting rooms and 2+ bedroom living accommodation
- To let on a new FRI lease guiding £45,000 per annum or may sell (freehold offers invited) all subject to VAT

## LOCATION

The property is located in the rural village of Ockley in Surrey which sits astride the A29 (Stane Street) that joins the arterial A24 at Beare Green 3.2 miles to the north; Ockley mainline train station is 1.5 miles to the east (with services via Dorking to London Victoria and Waterloo).

The property benefits from a prominent position on A29 and is surrounded by mainly residential housing. The area is well known for its proximity to the Surrey Hill with popular amenities including Leith Hill (4.0 miles north).

Approximate distances from key locations are as follows:  
Dorking 8.3 miles north, Witney 3.1 miles east, London Gatwick 13 miles east and Central London 33 miles north. The property is within Mole Valley District Council. All distances are approximate.



## DESCRIPTION

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An end-terrace property of mainly brick construction which comprises several buildings of different ages and designs. The front section has mainly painted elevations being of two and single floors above ground level under pitched tile roof coverings.

Located to the rear are several connected single storey flat roof extension and a pitched glass roof conservatory area. External areas include a landscaped garden and a separate car-park to the north. The two plots extend to approximately 0.95 acres.

## PUBLIC HOUSE TRADING & ANCILLARY AREA

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The property is closed to trade and previously operated as a privately run public house, restaurant and rooms.

Internally, the property benefits from a multi-section trading area which provides a variety of flexible seating arrangements as follows; front bar, dining and soft seats (50), rear restaurant (32) and conservatory (44).

Ancillary space includes a trade kitchen, storage and wash-up facilities, customer WCs and ground floor beer cellar.

## LETTING & LIVING ACCOMMODATION

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At first floor level are six en-suite letting rooms and manager's accommodation which can be configured to provide two bedrooms, reception, kitchen and bathroom.



The approximate Gross Internal Areas are as follows:

<b>FLOOR</b>	<b>Sqft</b>	<b>Sqm</b>
Ground	5,672	527
First	2,120	197
<b>TOTAL</b>	<b>7,792</b>	<b>724</b>

## EXTERNAL AREAS

Located to the rear of the main property is a mature landscaped customer garden and a covered section under a pitched roof timber frame construction. Located to the north of the property is a separate gravel car-park area. There is additional off-road parking opposite.



## SITE AREAS

The property is under one title SY842411 and extends to approximately 0.95 acres.

## PLANNING

The property is Grade II listed and located in the Ockley Conservation Area.

Under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the property should be under the category Sui Generis (public house) with ancillary living accommodation.



## SERVICES & FIXTURES & FITTINGS

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We understand that all mains services are connected. The property is to be transferred as seen, inclusive of trade fixtures and fittings. These items are not warranted.

## TENURE

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Leasehold: Rental offers are invited for a Free of Tie lease with a guide rent of £45,000 per annum exclusive with terms to be agreed. Lease security will be required which will include at least a cash rent deposit. Freehold: The owners may also consider a freehold sale with offers invited.

## RATES & TAX

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The property is entered on the current 2023 Rating List at £13,100 Rateable Value. On 1 April 2026, the new rating list entry is set to be £21,500 but these are not the rates payable. Estimating liability for business rates using the appropriate multipliers alone may not lead to an accurate bill forecast. Currently the multipliers for this property are set at 49.9p and 38.2p from 1 April 2026. Please feel free to contact one of Savills' Rating experts or seek independent advice on all rating matters.

## PREMISES LICENCE

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We understand the premises benefits from a premises licence (MVDC186/6) permitting the sale of alcohol as follows:  
Monday - Thursday 11:00 - 00:00, Friday and Saturday 11:00 - 01:00 and Sunday 12:00 - 23:30.

## MONEY LAUNDERING

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



## THE BUSINESS & VIEWINGS

The property is closed. If possible, please visit the property externally before requesting a formal viewing. Viewings can be organised strictly by appointment via the sole agents, Savills.

## CONTACT

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