



**Owen
Isherwood**
CHARTERED SURVEYORS

ALL ENQUIRIES

FREE OF TIE PUBLIC HOUSE
6,951 sq. ft. 645 sq. m.

White Lyon & Dragon, Perry Hill, Worplesden, Guildford, Surrey GU3 3RE

LOCATION

The White Lyon & Dragon occupies a prime and prominent site on the main A322 Worplesdon Road and opposite the village green. It is located within the Perry Hill area of Worplesdon Village and the nearby Worplesdon railway station has regular services to London Waterloo on the Portsmouth line. There is a wide catchment area which includes Guildford, Woking, Godalming, Aldershot, Farnborough and a number of local villages.

DESCRIPTION

An imposing and traditional two storey detached brick built property with various pitched tiled roofs with dormer windows and flat roof extensions to rear. Painted sash windows and elevations with trade patio to rear, elevated garden to the right hand side and tarmacadamed car park to front and lined for approximately 35 vehicles.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Total	6,951	645.7

TERMS

All enquiries.

RATES

Rateable Value: £28,100

Rates Payable (23/24): £14,021.90

Further enquires should be made with the Local Authority and the figures above are subject to confirmation.

EPC

D – to be reassessed.

COSTS

Each party to bear their own costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

T: 01483 300 176

www.owenisherwood.com

1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Alex Bellion

T: 01483 300 176

M: 07971 756068

E: alex@owenisherwood.com

White Lyon & Dragon, Perry Hill, Worplesdon, Guilford, GU3 3RE

APPROX. GROSS INTERNAL FLOOR AREA 6951 SQ FT 645.7 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

