

**FORMER PUBLIC HOUSE WITH
B1 CONSENT**

FOR SALE / TO LET



EGI's Most Active Dealmaker - Surrey 2016/17



**THE WHITE LION PUBLIC HOUSE, PORTSMOUTH ROAD,
MILFORD, GU8 5BB**

Attractive Former Public House Available To Let or For Sale
Ground Floor Offices with Two Long Leasehold Flats Above
Good Parking Allocation to the Rear
Easily Accessible Location Close to the A3
Can be Split or Available as a Whole
119.75 sq. m. / 1,289 sq. ft.



Owen Shipp Commercial
The Annexe, Saxon House, 28 Castle Street, Guildford, Surrey, GU1 3UW
www.owenshipp.co.uk

THE WHITE LION PUBLIC HOUSE, PORTSMOUTH ROAD, MILFORD, SURREY, GU8 5BB

Location

The White Lion is situated within one kilometre of the centre of Milford, very close to the A3 slip road. Nearby Milford train station is situated on the very popular London Waterloo to Portsmouth Harbour line. Nearby occupiers include a 24 hr Esso Petrol Station, Secretts of Milford, the Post Office, Tesco's Express and The Co-operative food store.

Description

The subject space is formed of the Ground Floor of a former Public House within a detached solid brick building with a pitched and tiled roof. The internal space is predominantly open plan with internal columns and dividing wall to the rear. A parking allocation of 6 spaces in total will also be provided to the rear.

Accommodation

Office 1: 48.31 sq. m. 520 sq. ft.
Office 2: 71.44 sq. m. 769 sq. ft.

Total: 119.75 sq. m. 1,289 sq. ft.

The two residential units forming the upper parts (to be sold on long leases) are included within the freehold sale.

Price / Rent

Available Freehold: £350,000.

Available to rent at a price of £15.00 per sq. ft. on terms to be agreed.

VAT

VAT is not applicable on this property.

Rates

To be reassessed.

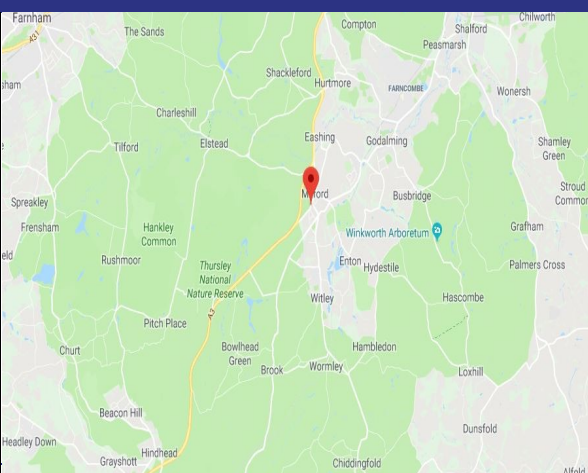
EPC

Not required due to listing.

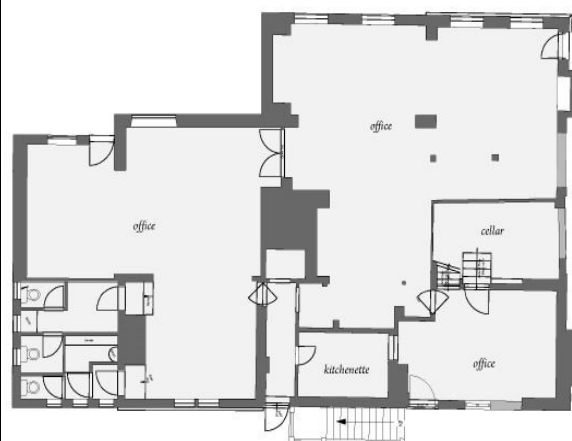
Legal Costs

Each party to bear their own legal costs.

Map



Internal Floor Plan



Viewing

Strictly by appointment with the sole agents:



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.

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