

**PUBLIC HOUSE (A4 USE)**

**TO LET (MAY SELL)**



**01483 450115**

**www.owenshipp.co.uk**



**18 COOPER ROAD, GUILDFORD, SURREY GU1 3LY**

Public House in residential location

Could be suitable for A4, A3, A2 or A1 use

First floor accommodation

Parking for 6 cars

Short distance from Guildford town centre



Owen Shipp Commercial  
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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**Location**

The Forresters is in Charlotteville, a mainly residential area just to the south east of Guildford centre. The premises are a short distance from the A246 Epsom Road, which gives access to the A3 London to Portsmouth road.

**Description**

The premises were formally occupied as a public house. On the ground floor are 2 bar areas, kitchen and WCs. The first floor has 4 rooms, bathroom and WC. There are also 2 cellars. Outside is a forecourt with 6 car spaces, brick built stores and small rear garden.

**Accommodation**

The accommodation, with approximate gross internal floor areas, is as follows:

Ground floor	154.2 sq m	1,660 sq ft
First floor	90.1 sq m	970 sq ft
2 cellars		

**Rent**

Rent on application.

**Tenure**

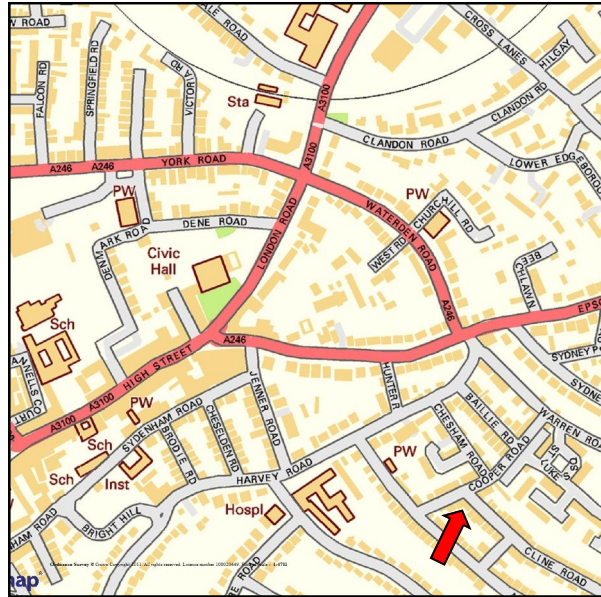
The premises are available on a new full repairing and insuring lease for a term to be agreed.  
May sell.

**Rates**

Rateable value: £9,000  
Rates payable: £3,897 (2011/2012)

**Legal Costs**

Each party to bear their own legal costs incurred in the transaction.



**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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**Energy Performance Certificate**



**Non-Domestic Building**

The Foresters  
Cooper Road  
GUILDFORD  
GU1 3LY

**Certificate Reference Number:**  
9260-3030-0391-0790-0321

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**85** This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**Technical information**

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	321
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	126.4

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**31** If newly built

**83** If typical of the existing stock