

THE CLOCK HOUSE

Food and Beverage Leasing Opportunity
with Living Accommodation

6,308 sq.ft (586 sq.m)

Additional Garden Space Available



High Street, The Green, Ripley, Woking GU23 6AQ

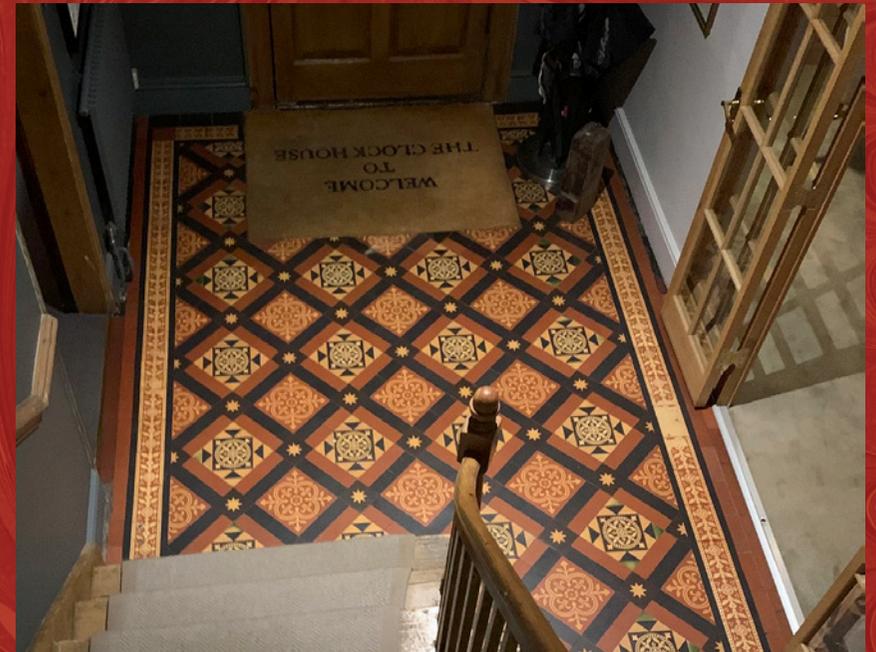
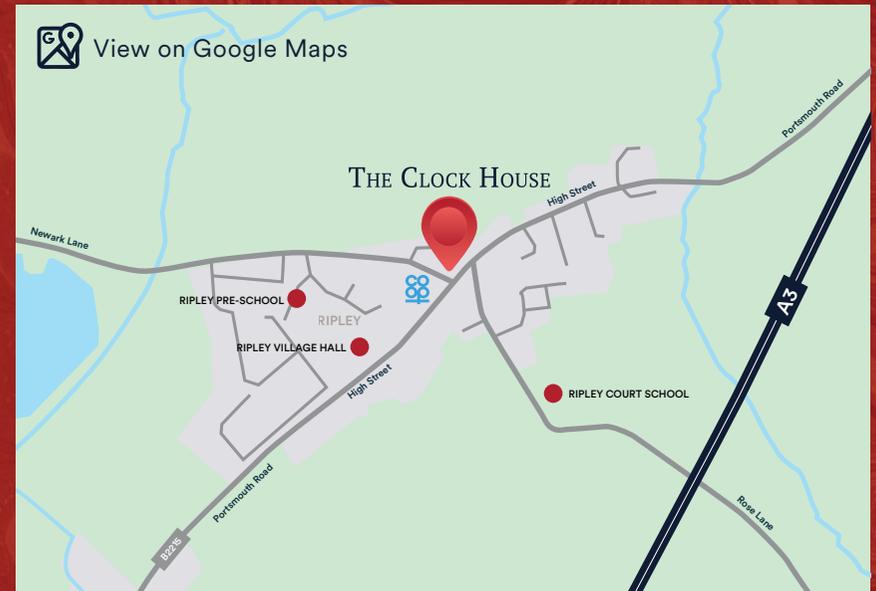
*The Clock House is an early 18th Century,
Grade II listed building in the heart of Ripley, Surrey.
It was previously a Michelin starred restaurant.*

LOCATION

The property is situated in the centre of Ripley, a historic village located 6.5 miles north-east of Guildford, 5 miles east of Woking and 25 and 5 miles south-west of London and Cobham respectively. Ripley benefits from excellent road transport links being less than a mile from the A3 (Ripley By-Pass) and 12 miles south of the M25 (J10). Ripley and the surrounding villages are desirable residential locations and benefit from an expanse of varied green spaces, including Ripley Green, Dunsborough Park and the River Wey.

The village has a resident population of approximately 1,710 (2021 census) with a wide and accessible affluent catchment.

The area is administered by Guildford Borough and Surrey County Council.



HIGHLIGHTS INCLUDE

A leasehold hospitality business located in a prosperous Surrey village approximately 6,308 ft² set in an attractive 0.284 acre plot. It includes private 2-bedroom living accommodation plus attic rooms. There is an attractive walled garden and patio to the rear of the property.

Development work is currently underway of more than 500 homes planned for Ripley, with the first residents expected to move in by 2028.



PROPERTY DESCRIPTION

The property was originally constructed in early 18th Century with extensions added over the 19th and 20th Centuries and occupies an end-of-terrace position (part attached to rear north-east extension). The property is of two stories above street level of red brick construction with sash windows (with ornate stained glass features to the rear). Located to the side and rear are single and two storey extensions. The plot extends to approximately 0.264 acres.



THE RESTAURANT

The ground floor comprises two distinct dining areas either side of the imposing entrance reception; to the left is an open plan restaurant (40) and the right a snug wood paneled private dining room (10). Located to the rear is a large fully equipped professional trade kitchen with walk-in-fridge, storage and wine store. Customer areas on the first floor include a private reception lounge with bar servery and WCs. Located to the rear is a former function room which is not currently used and provides scope for alternative uses.

LIVING ACCOMMODATION

Access to the first floor living accommodation is via an internal staircase and an external staircase to street level. The accommodation comprises two bedrooms, kitchen, living room and bathroom.

At attic level are further rooms which have previously been used for staff comprising two bedrooms, kitchen and bathroom. This self-contained section is accessed over the flat roof.

EXTERNAL AREAS

Located to the rear is a good sized mature red-brick walled garden which is only partially overlooked. Size of the garden is approximately 1,800 sq.ft. To the right rear side is a separate herb-garden.

Located to the front is a single parallel car park space.

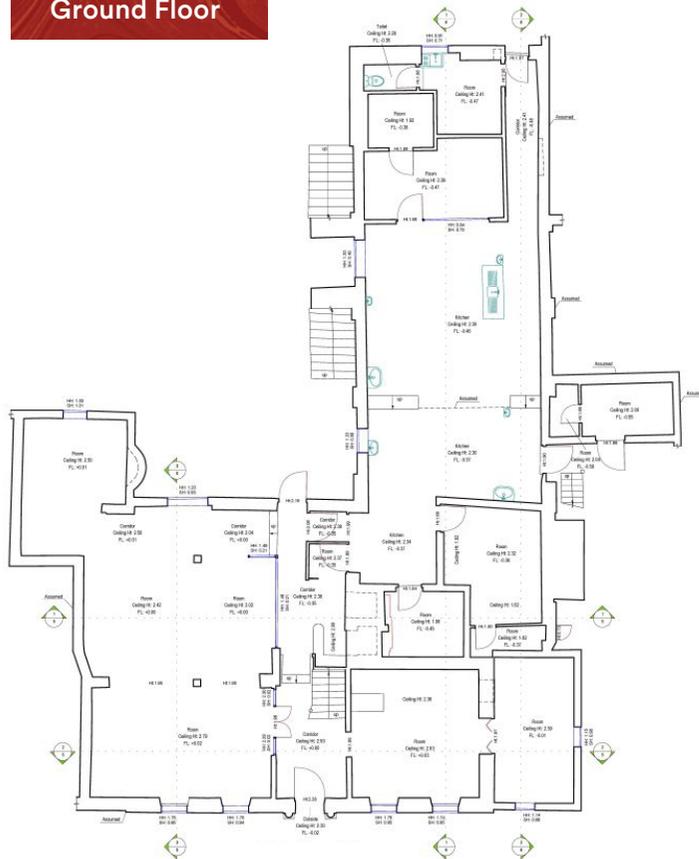




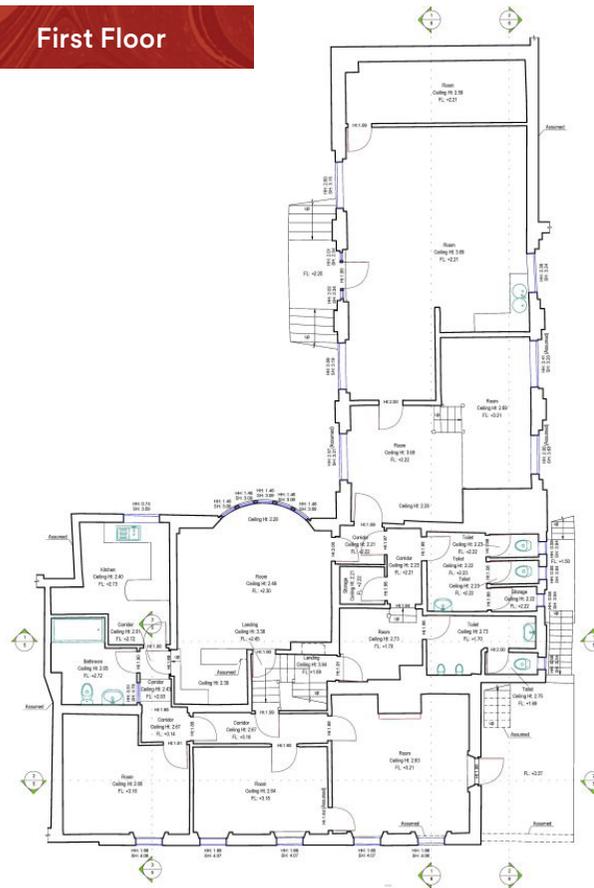
FLOOR	USE	GIA (m ²)	GIA (ft ²)
Ground Floor	Restaurant (trading)	139	1,496
Ground Floor	Restaurant (ancillary)	136	1,464
First Floor	Restaurant (trading)	26	280
First Floor	Storage/Former Function Room (wancillary)	135	1,453
First Floor	2-Bedroom Flat	78	840
Second Floor	Staff Rooms	72	775
TOTAL		586	6,308
Garden	Outdoor Space	167	1,800
TOTAL including garden		753	8,108

FLOOR PLANS

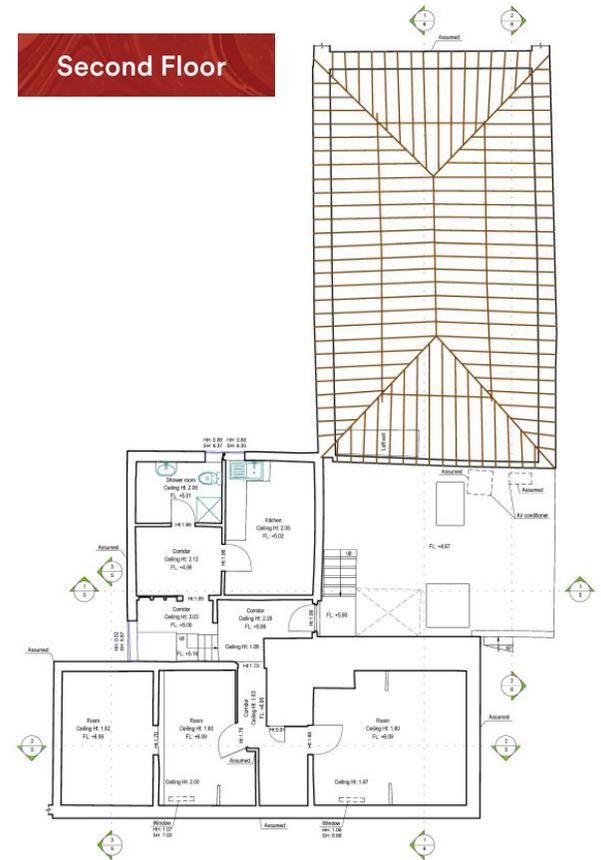
Ground Floor



First Floor



Second Floor



The ground floor comprises two distinct dining areas either side of the imposing entrance reception; to the left is an open plan restaurant (40) and the right a snug wood paneled private dining room (10). Located to the rear is a large fully equipped professional trade kitchen with walk-in-fridge, storage and wine store. Customer areas on the first floor include a private reception lounge with bar servery and WCs. Located to the rear is a former function room which is not currently used and provides scope for alternative uses.

LEASE

A New FRI Lease for a term to be agreed.

RENT

Price On Application.

LICENCING

The property benefits from a premises licence a follows:

LATE NIGHT		
Licence Location	Indoors Start Time	End Time
Monday to Saturday	10.00	00.00
Sunday	12.00	23.30
SUPPLY OF ALCOHOL		
Licence Location	Both on & off the premises Start Time	End Time
Monday to Saturday	10.00	00.00
Sunday	12.00	23.30
OPENING HOURS		
	Start Time	End Time
Monday to Saturday	10.00	00.00
Sunday	12.00	23.30

PLANNING & CONSERVATION

Under the Town and Country Planning (Use Classes) Order 1987 (as amended) we understand the property benefits from Commercial Use Class E (restaurant) with the uppers as C3 (residential). We recommend parties satisfy themselves on these points. The property is Grade II listed and located in the Ripley Conservation Area and Green Belt.

BUSINESS RATES

The subject property is on the 2026 Rating List.

ENERGY PERFORMANCE

EPC: C (57) Further information available upon request.

SERVICE CHARGE

None

INSURANCE

The Landlord will insure the building and recover the premium from the tenant.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



Claudia Gasparro

07831 338014
CGasparro@lcpproperties.co.uk

Viewing

Strictly via prior appointment with the appointed agents



CURCHOD & CO

Kyran Copestick

07570 682204
kcopestick@curchodandco.com



**DAVIS
COFFER
LYONS**

Louie Gazdar

07908 119 441
lgazdar@dcl.co.uk