

Attractive Pub For Sale or Let

The Wheatsheaf Inn, Surrey, GU27 2DE

Affluent Location in Surrey
Turnkey Pub – £1.5 Million Recently Invested
Available For Sale or To Let Immediately

Summary:

- Low Stepped Rent Available for lease
- Affluent Catchment.
- Turnkey opportunity arranged over basement, ground and first floors.
- Over 140 covers internally and 100 covers externally.
- Impressive external and internal features.
- Residential accommodation across first floor.
- Excellent reviews on Tripadvisor.
- 0.33-acre site.



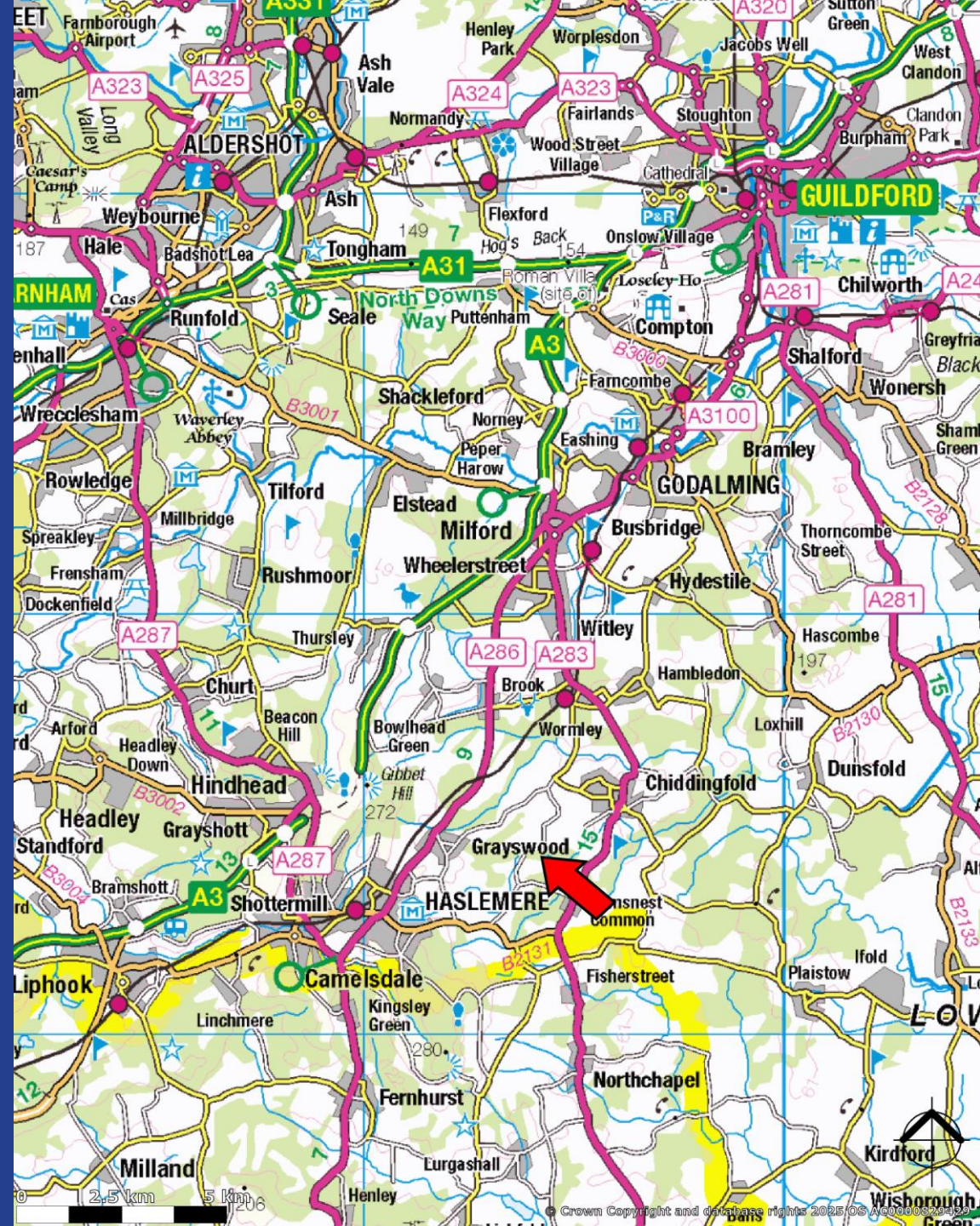
Location

The property is prominently positioned on Grayswood Road, a picturesque and affluent village approximately 1.5 miles north of Haslemere town centre in Surrey.

The surrounding area is predominantly detached and semi-detached residential dwellings. Within a 20 minute drive from the property represents a household income of around £57,000 significantly above the UK average of £36,700 ONS (2025).

The area benefits from excellent road connectivity via the A286, which links north to Milford and south through Haslemere towards Midhurst and Chichester, offering convenient access to both London and the south coast by car.

The nearest station is Haslemere, which offers direct rail services to Guildford (around 20 minutes) and London Waterloo (approximately one hour), providing convenient access to public transport.



Description

The property comprises a two-storey detached building originally constructed in the early 1900s. It has since undergone an extensive refurbishment elevating it to a high, modern specification.

Internally provides a seating for over 140 covers with additional standing areas. The main trade is to the front of the property with a restaurant to the rear served by a large 'L' shaped bar. The restaurant can be separated from the main bar area to accommodate private functions. The first floor provides a two-bed accommodation and a manager's office.

An external customer area extends around the front and side elevations of the property, accommodating over 100 covers. There is a customer car park with 27 spaces.

Significant improvements have been made both internally and externally. Internally, works included the excavation and tanking of the cellar, a full refit of the kitchen with the installation of walk-in fridge/freezers plus extraction system, and the provision of a fully fitted trade area, bar, and customer toilets. Externally, a paved patio has been added and a raised seating area.

Demise	Sq M	Sq Ft
Basement	53	570
Ground Floor	331	3,563
First Floor	89	956
Total	473	5,089



Commercial Terms

Sale Price

Guide price £1,500,000

Rent

The landlord is open to leasing the premises on the following stepped basis:

Year 1 - £45,000 pa

Year 2 - £55,000 pa

Years 3-5 £65,000 pa

The landlord is willing to provide the demise with all fixtures and fittings for a premium of £100,000, payable on lease completion

Business Rates

We understand that the property has the following rating assessment:

Ratable Value: £21,500

UBR Multiplier (1st April 2026): 38.2p

Rates Payable: £8,213

Any enquiries should be made to the local authority's business rates department



Tenure

The property is available on either a freehold or leasehold basis.

For the leasehold option, the property is offered on a new effective full repairing and insuring lease for a term to be agreed.

EPC

Energy Rating D

Handover

Offered as seen, with fixtures, fittings, full extraction, and air conditioning systems in place.

Legal Costs

Each party is to be responsible for their own legal costs.

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