



The New Inn, 16-18 Myrtle Road, Sutton, Surrey, SM1 4BX

Summary

- Detached Two-Storey Public House
- Located Close To Sutton Town Centre
- Large Open-Plan Ground Floor Bar
- 1st Floor 3-Bedroom Flat
- Beer Garden To The Rear

Price: £425,000 Freehold



Viewing is strictly by prior appointment with sole agent
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Location

The New Inn is located along Myrtle Road close to Manor Park primary school.

The pedestrianised town centre is within 0.5 miles. The station is circa 0.7 miles with regular trains to London Victoria and London Bridge.

Sutton has two top class shopping centres; the St Nicholas Shopping Centre and Times Square. There is also a large selection of cafes, restaurants and bars providing a vibrant nightlife. [Google Street View](#)

Property

The New Inn is a 2-storey detached property of mainly brick construction with a pitched roof.

Internally, the ground floor has one large open-plan trade area with a central bar. To the rear are customer WC's and a trade kitchen. There is also a basement beer cellar.

The first floor residential accommodation is accessed through a separate entrance to the side of the pub. The accommodation comprises 3-bedrooms, kitchen, bathroom and a living room.

Externally, there is a beer garden to the rear and small area to the front providing outside seating.

We understand the approximate floor areas to be as follows:

Ground Floor	1,716 sq ft	159 sq m
First Floor Flat	911 sq ft	85 sq m
Basement	726 sq ft	67 sq m

Trading Information

The property is not currently trading and historic accounts are unavailable.

Tenure

Freehold.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £6,050 with effect from 1st April 2017.

Price

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Planning

The property has A4 planning consent.

Please note, in our opinion it is unlikely that residential planning consent will be granted.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. The price may be subject to VAT provisions. Possession will be available upon completion of legal formalities

