

**SUBSTANTIAL RESTAURANT**  
**with potential for change of use or redevelopment.**  
**Maybe suitable for residential,**  
**community, leisure or cultural uses. (STP)**



**Whiteleys Family Restaurant,**  
**Standford, Bordon, Hampshire, GU35 8RA**

**ALL ENQUIRIES**

- Total Site Area - 1.01 Acres
- Existing building totalling 3,476 sq ft / 323 sq m
- Prominent roadside location in affluent village

## LOCATION

The former Whiteley's family restaurant is located on Standford Lane in the village of Standford. The property is set back from the road and Standford Lane links the A31 and Farnham to the north and the A3 and Liphook to the south.

Sat Nav: GU35 8RA

## DESCRIPTION

The existing property comprises a self contained two storey detached building totalling approximately 3,476 sq ft / 323 sq m. The ground floor provides up to 120 covers within three main trade areas, a trade kitchen, male and female WC's and a managers office/store room. The first floor provides three habitable rooms, a toilet and kitchenette. The ground floor area totals 2,809 sq ft and the first floor 667 sq ft. There is also an additional restricted height basement of 332 sq ft.

The building sits on a plot of 1.01 acres, which includes a two way entrance into the site, car parking to the front and rear of the property (for up to 30 cars), beer garden and land to the rear.

The property is currently in a poor condition and would need extensive refurbishment works.

Please note that the building is not listed but is within the Standford Conservation Area.

All measurements contained within these particulars are calculated on a gross internal basis, and all land area have been calculated via Promap. All purchaser must satisfy themselves and not rely on the measurements and information provided. These are provided for indication purposes only.

## CONDITIONS

The premises are available as seen on terms to be agreed and those fixtures and fittings remaining at completion will be included in the price (except for any third party items).

Please note New Ballerino and Co. has not checked and do not accept any responsibility for any of the services within the property and would suggest that any parties satisfies themselves in this regard. EPC rating E - score 104

## PROPOSAL

Offers are invited for the Freehold or Leasehold of the former restaurant.

## PLANNING

The site may be suitable for alternative uses including other community, leisure, arts, entertainment or cultural uses. (STP).

In addition, the site may have the potential for redevelopment or change of use and purchasers are requested to make their own enquiries to East Hampshire District Council Planning on 01730 266551.

## VIEWING

Strictly through sole selling agents:

Steve New M:07874 902123

Stuart Chambers M:07545 803419

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## LEGAL COSTS

Each party will bear their own legal costs in connection with this transaction.

