

**FREEHOLD  
RESTAURANT**

**FOR SALE**

**Gascoignes**  
CHARTERED SURVEYORS  
GUILDFORD 01483 538131  
www.gascoignes.com

*OWING TO RETIREMENT*

**THE TOBY COTTAGE RESTAURANT, RIPLEY  
FREEHOLD AND BUSINESS FOR SALE**

*2,284 sq ft (212 sq m) approx. (70 x covers)*



**HIGH STREET • RIPLEY • SURREY • GU23 6AF**

**LOCATION:**

The subject property is situated on the outskirts of Ripley village centre, a prosperous and popular village located a short distance from the A3 (London to Portsmouth Road).

Ripley provides an array of shops, restaurants and cafes whilst being well located for access to both Guildford, Woking (both 5 x miles distant approx) and an assortment of sought after villages situated in the Surrey Hills.

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

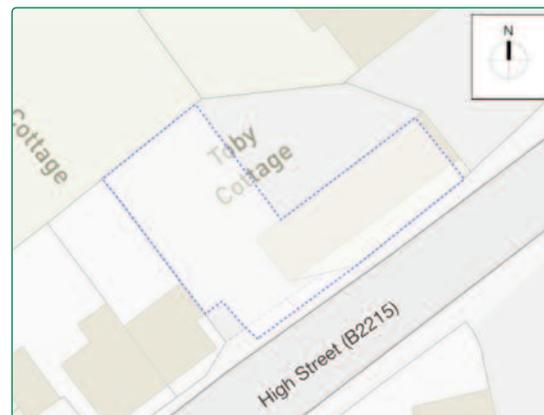
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## HIGH STREET • RIPLEY • SURREY • GU23 6AF

### DESCRIPTION:

The property extends to some 2,284 sq ft of accommodation arranged over ground and first floors dating from the 16th Century providing appropriately 70 x covers in addition to kitchen, WC facilities and stores. To the side and rear there is a private car parking area.



### ACCOMMODATION: (GIA and approx.)

Ground floor 1,292 sq ft  
First floor 992 sq ft  
**Total 2,284 sq ft (212 sq m)**  
Outside: Car parking for 12-15 cars

### THE BUSINESS:

After 20 years of trading by our clients, they have decided that the time is now right to sell, they are keen to retire and thus the Building and Business is now for sale; accounts are available upon request.

Toby Cottage is part of local folklore having been established in the village since the 1970s. The restaurant is a cosy and homely restaurant set in a stunning oak-beamed building, originally built as a cottage. For many years, the building housed an antique shop specialising in the sale of Toby Jugs, thus providing an obvious choice of name when it was converted into a restaurant in 1979. Since then it has earned a well-deserved reputation as one of the best restaurants in Surrey.

### PRICE:

**£1,500,000.00** for the FREEHOLD title, the business, goodwill, fixtures and fittings.

### VAT:

VAT is NOT payable on the purchase.

### BUSINESS RATES:

Description: Restaurant & Premises  
Rateable Value: £32,250.00  
Rates payable: £16,000.00 per annum approx.

### LEGAL COSTS:

Each party to bear their own legal and professional costs.

### VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

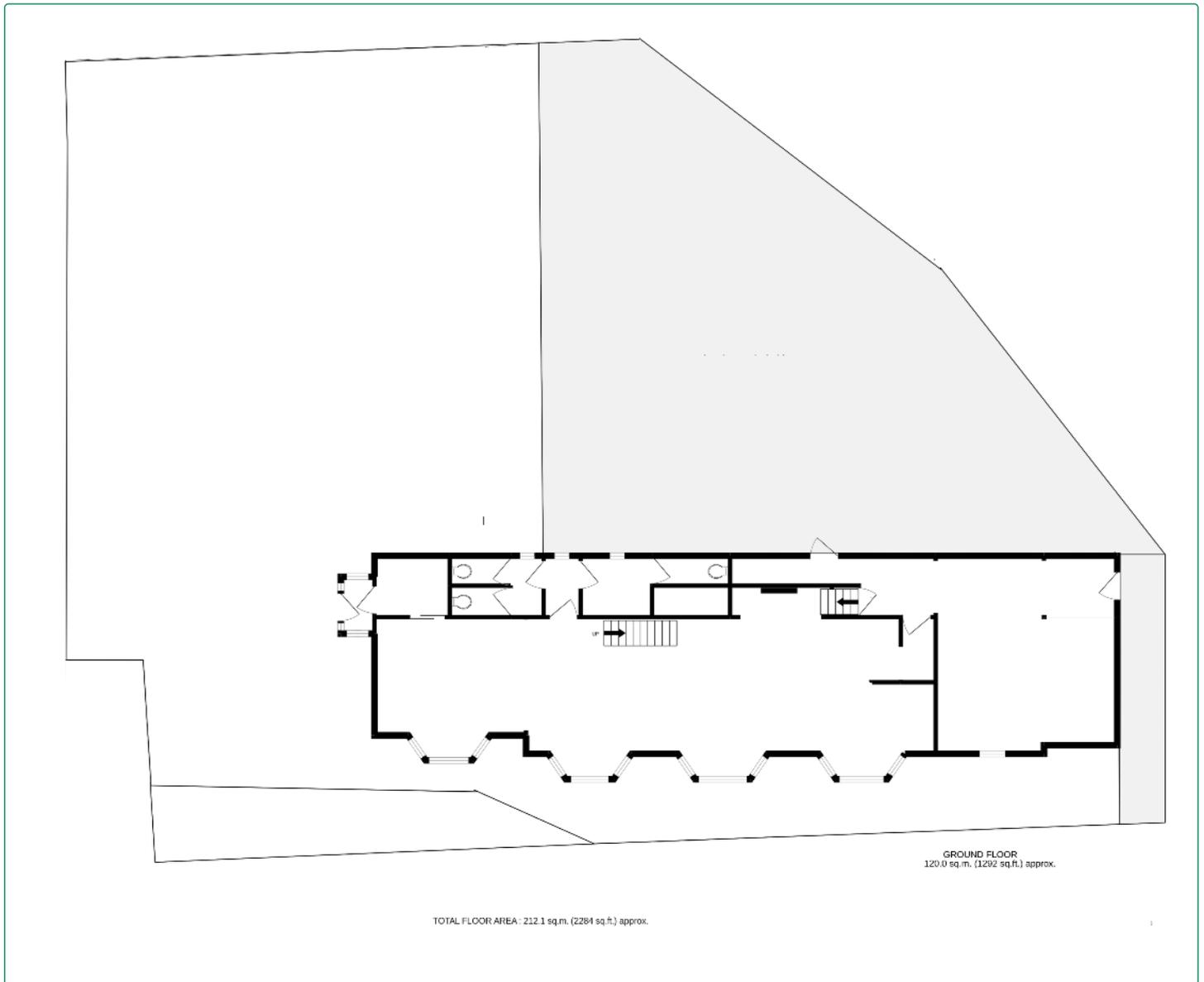
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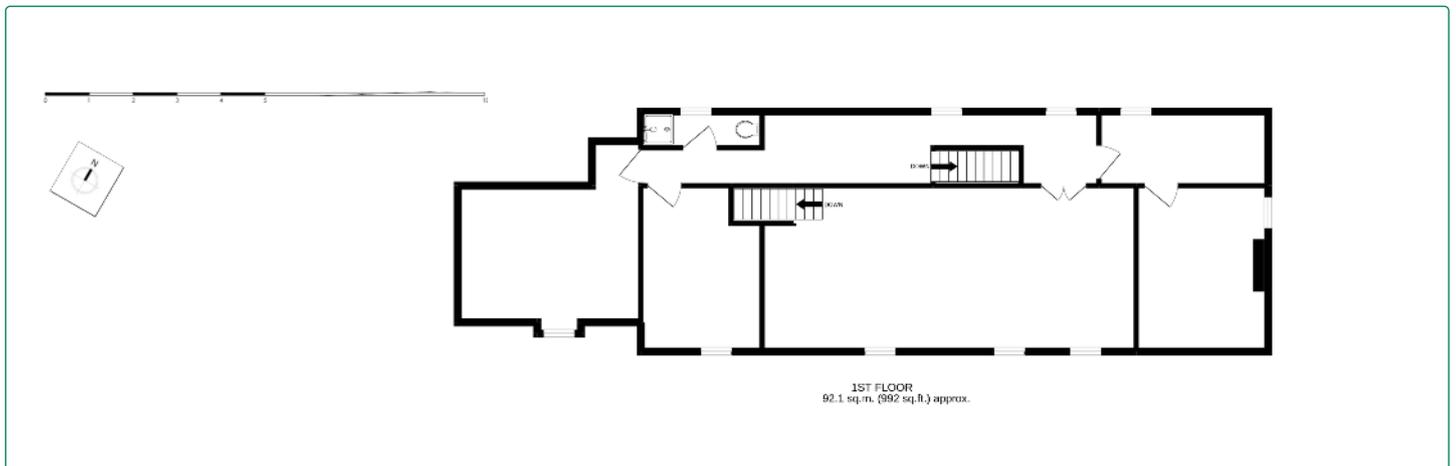
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#### NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that; (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) Ltd which is registered in England No. 4356372. All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial



**Ground Floor Plan**



**First Floor Plan**

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**Ground Floor Restaurant**



**Ground Floor Restaurant**

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**First Floor Bar/Restaurant**



**First Floor Bar/Restaurant**

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