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NEW LEASE / FREEHOLD PUBLIC HOUSE AVAILABLE
PLOT SIZE APPROXIMATELY 0.67 ACRES
NEAR CHESHAM, BUCKINGHAMSHIRE

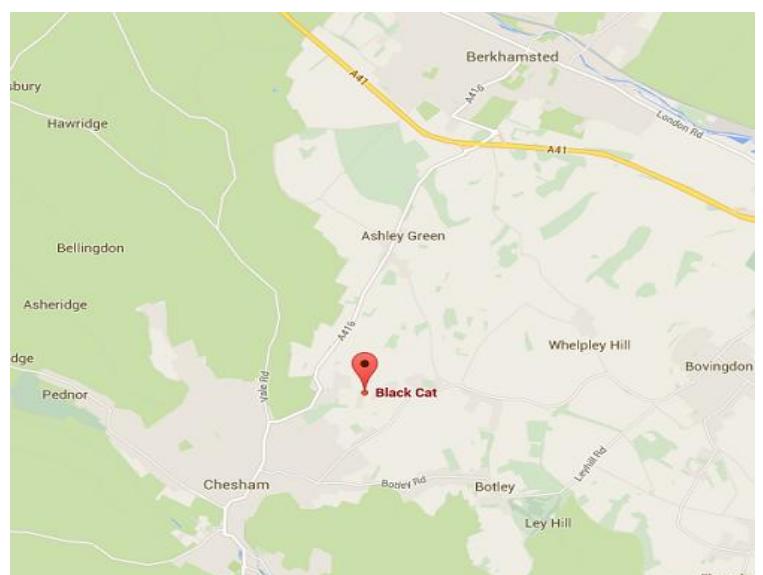


The Black Cat, Lycrome Road, Lye Green, Chesham, Buckinghamshire, HP5 3LF

Summary

- Public house with large car park and lawned beer garden
- 3-bedroom owners/staff accommodation
- Plot size approximately 0.67 acres
- Located 2 miles north east of Chesham

Rental Offers / Freehold Offers Invited



Viewing is strictly by prior appointment with sole agents
Davis Coffer Lyons: dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk

Location

The Black Cat public house is prominently situated on Lycrome Road in the centre of Lye Green. Lye Green is a hamlet in the parish of Chesham and is located approximately 2 miles north east of Chesham town centre.



Property

The Black Cat is a two-storey public house with a ground floor trading area comprising of an open plan public bar to the front and a function/overflow dining room to the rear.

Ancillary areas include a catering kitchen with a separate wash up/prep room, customer WC's and a ground floor beer cellar. The first floor residential accommodation comprises 3 bedrooms (one currently used as an office), sitting room and a bathroom.

Externally, to the rear is a small smoking shelter with a trade patio leading through to a large lawned beer garden. In addition, there is a customer car park to one side of the pub. The plot size in total is approximately 0.67 acres.

Fixtures and Fittings

All fixtures and fittings have been removed.

Planning

The property currently has Sui Generis consent. All planning enquiries should be addressed to Buckinghamshire Council.

Licensing

A new premise licence will need to be applied for.

Tenure

Leasehold / Freehold

Terms

A new 10–15-year lease on terms to be agreed.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

