



**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  
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### 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.

