



The Coach and Horses, 22 High Street, Rickmansworth, WD3 1ER

Summary

- Tied to Greene King
- Busy High Street Location
- Manager's Accommodation
- Desirable Beer Garden

Leasehold: Premium Offers Invited

Viewing is strictly by prior appointment with sole agents
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Location

The premises is located in Rickmansworth in south west Hertfordshire. Rickmansworth is approximately five miles west of Watford and 13 miles south of Hemel Hempstead. The property is situated on the High Street, that connects to the main A412 and Rickmansworth Station. The station is approximately 0.4 miles north west of the property. The surrounding area is formed of Rickmansworth Park, Rickmansworth Sports Club, Batchworth Golf Course, Rickmansworth Golf Course and Moor Park Golf Course. The surrounding occupiers are formed of residential dwellings and retailers.

For a better understanding of the location, please review [Google Street View](#)



Description

The premises is a detached two storey building of brick construction under a pitched tiled roof. The ground floor comprises of a single bar servery, serving the main trade area and dining area. To the basement is the beer cellar and store. The first floor comprises of owner's accommodation. The property has the benefit of a beer garden to the rear.

Tenure

The property is held on a Greene King 15 year lease from 2nd March 2017 tied to beer, ciders and flavoured alcoholic beverages only. The next rent review is 2nd March 2022. The current passing rent is £87,261 per annum.

Premium

Offers in excess of £200,000.



Rateable Value

The property is listed in the VOA business rates list as having a rateable value of £54,500.

Planning

The property has A4 planning consent.

Fixtures and Fittings

All fixtures and fittings shall remain in situ.



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. The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance. Please note that the staff will transfer with the sale of the business in accordance with TUPE.