



The Feathers, High Street, Chalfont St Giles, HP8 4QQ

Summary

- Free of Tie Lease
- Situated on an affluent High Street.
- Enclosed Beer Garden to the rear
- 2 bedroom owners accommodation

Leasehold Offers Invited



Viewing is strictly by prior appointment with sole agents
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Location

The property is situated in a prominent position on the High Street, in the centre of the village close to the Green. The location provides a healthy mix of independent and national retailers, pubs, restaurants and residential properties. Chalfont St Giles provides a popular and affluent catchment area with easy vehicular accessibility into London to the south via the A413 Amersham Road, and the closest train station would be either Seer Green & Jordans (direct into Marylebone), Chalfont & Latimer (direct into Marylebone) or Amersham Underground Station (Metropolitan Line)

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

Description

The Feathers is of brick construction with painted elevations. A traditional open plan bar, with central servery and rear enclosed beer garden. The property benefits from managers/owners accommodation above, providing 2 large double bedrooms, lounge and bathroom.

Tenure

The property is held on an Enterprise Inns free of Tie Lease which commenced in July 2019 and expires in 20 years. The current passing rent is £55,000pa with rent reviews every five years.

Trading Information

Trading information will be available to seriously interested parties following a formal inspection of the property.

Premium

Offers invited.

Planning

The property has the benefit of Sui Generis Use.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £14,750.

Licensing

The Premises Licence permits the sale of alcohol from:

Monday to Wednesday	11:00am to 23:00pm
Thursday	11:00am to 11:30pm
Friday and Saturday	11:00am to 01:00am
Sunday	11:00am to 10:30pm

EPC

An EPC has been commission and can be provided upon request.

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.

Viewings

All viewings should be arranged through the sole agents, Davis Coffey Lyons.



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