



## The Plough

Ref: 3858261

Hyde Heath Road, Hyde Heath, Amersham,  
Buckinghamshire, HP6 5RW

Leasehold: £60,000, Annual Rent: £50,000

Popular Pub/Restaurant in affluent area

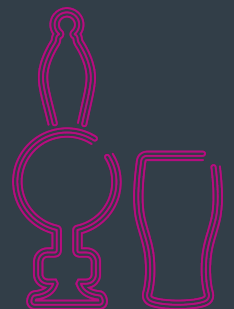
Bar/Lounge/Restaurant (70) recent refurb

Two bedroom owners accommodation

FOT lease - £50k rent

30 outside covers and opposite a large common

Parking for c.20







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### Description

The Plough is a traditional 19th Century property, full of interesting features including exposed beams and brick work giving the property an abundance of character. The pub is cosy in the winter months and due to its location opposite the village common it is continually busy throughout the summer.

The property sits in its own plot with ample outside trade space, a car park and comfortable owners accommodation.

The landlord carried out extensive refurbishment works recently allowing a new owner to take advantage of a well presented property.

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### Location

The Plough is located in a prominent position in the charming village of Hyde Heath, just outside Amersham in Buckinghamshire.

The village is situated on the edge of the Chiltern Hills, an area of outstanding natural beauty, and is surrounded by rolling countryside and picturesque woodlands. The pub is well supported by the local community and attracts visitors from local towns such as Great Missenden, High Wycombe and Berkhamsted and is only 30 minutes to London.

The property is opposite a large village common so the pub is the central point of activity during the summer months.

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### Internal Details

The picturesque detached building comprises:

A lounge bar (30)

Restaurant area (40)

Ladies and gents WC's

A well equipped commercial kitchen

Two bedroom owner's accommodation







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### Fixtures & Fittings

The trade fixtures and fittings (minus a few personal items) are not owned by the current tenant but do form part of the lease, so a new operator will have the benefit of using them.

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### Owner's Accommodation

The accommodation consists of two double bedrooms, a lounge, a kitchen and bathroom. Very suitable for an owner/operator.

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### Trading Information

Some trade information can be made available on request.

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### Tenure

Nine years remaining on a free of tie lease. The annual rent is £50,000.

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### External Details

Outside terrace and benches with pergola covering (30)  
Benches on the common opposite the pub (50)  
Parking (20)

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### The Opportunity

This well established pub provides a new buyer with a quality food and beverage offering, good proximity to trade as well as being in an affluent village location. The current mix of trade is 50% food and 50% wet. A perfect property for any operators looking for a business that can be run by a smaller team and is well supported by the local community.

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### Trading Hours

The pub is open seven days a week

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### Regulatory

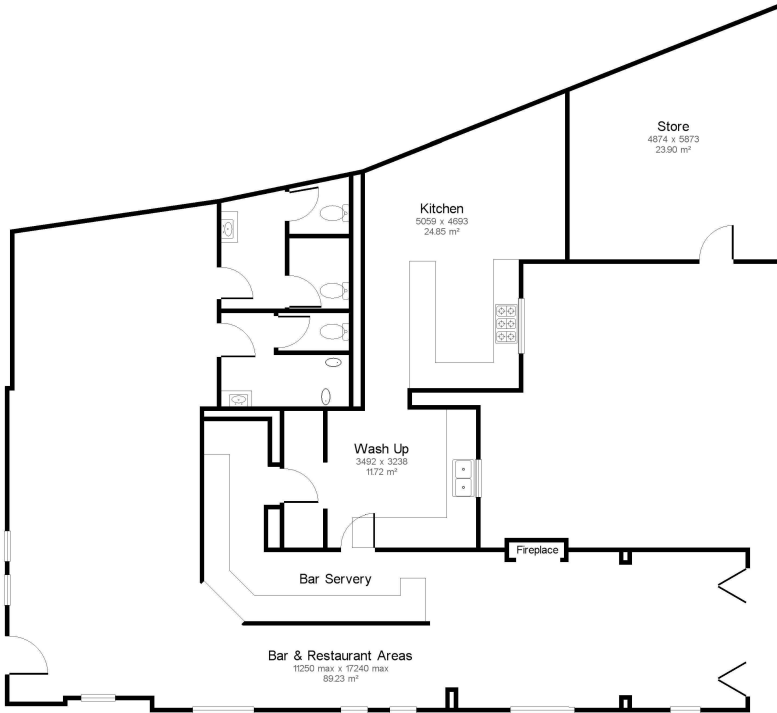
Premises licence

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### Business Rates

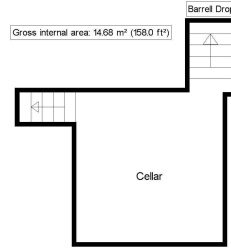
Rateable value of £14,800 (payable c.half of this)

Gross internal area: 18854 m<sup>2</sup> (2029.4 ft<sup>2</sup>)



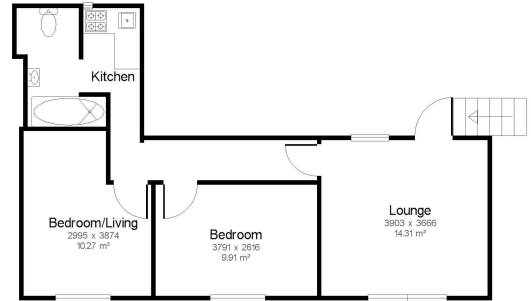
Ground Floor

Gross internal area: 1468 m<sup>2</sup> (158.0 ft<sup>2</sup>)



Cellar

Gross internal area: 48.48 m<sup>2</sup> (521.8 ft<sup>2</sup>)



1st Floor







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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Tim Widdows

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Reading



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

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