



Treehouse

Ref. 4256509

35 Aylesbury End, Beaconsfield, HP9 1LU

Leasehold: Offers in Excess of £50,000, Annual Rent: £63,654

"Free of tie" lease in affluent town centre

Two section bar/lounge (74 seating)

Two bedroom owner's accommodation

Enclosed patio garden to rear (20 seating)

100% wet sales with scope to introduce food

High gross profit margins. Energy Rating C



Character two storey terraced property of brick construction under a pitched tiled roof with colour rendered elevations and enclosed trade patio garden to the rear.

Internally the public trade areas consist of a two section bar/lounge with single bar servery. There are various architectural features including wooden floors, part exposed brick walls and an open fireplace.

The upper floors provide a good sized two bedroom owner's accommodation.

Location

The Treehouse occupies a prominent location on the Aylesbury End Road (B474) near to the junction with the main A40 London End Road, within central Old Beaconsfield Town, in a mixed residential/commercial area.

Beaconsfield is a historic and affluent market town in Buckinghamshire and is situated 23 miles west of London on the A40 between Gerrards Cross and High Wycombe by the M40 Motorway, junction 2. It is in easy reach of the M25 and Heathrow Airport with direct access to London via the Chiltern Line Railway. Journey times can vary between 35 and 45 minutes.

There are three main areas that make up the town of Beaconsfield; Old Beaconsfield, New Beaconsfield and Holtspur. The total population is approximately 12,000 people.

Internal Details

Public Trade Areas:

- Two section bar/lounge with central bar servery (74 seating).

Additional Areas

- Ladies and gents WC's.
- Small galley kitchen (not currently used).
- Ground level beer cellar and wine/bottle store.



External Details

- Fully enclosed patio area with large retractable heated awning (20 seating)
- Bin store and rear access.

Owner's Accommodation

Arranged on the first floor consisting of:

- Two bedrooms
- Bathroom and WC
- Lounge
- Small domestic kitchen

Staff

The business is currently operated by a full time manager with the assistance of two part time staff as and when required. The current wage costs are approximately 17% of total gross annual sales. It should be noted the business can be sold with the benefit of vacant possession on completion.

Fixtures & Fittings

We have been advised that the trade fixtures and fittings at present in the property are owned outright and will be included within the sale, excluding the till system which is at present rented.



The Opportunity

The Treehouse currently operates as a neighbourhood local's pub and cocktail bar, showing live TV Sky and terrestrial sporting events with current income entirely 100% wet sales in addition to AWP income of circa £500 per week. The current drinks menu provides a good range of cocktails, wines, spirits, bottled and keg beers and lagers. There is no food provided at present, however there is a small kitchen (not currently used) which can be equipped to provide a light snack/pizza food menu.

The Treehouse is at present one of a number of pubs and bars owned by the current sellers who have chosen to limit the trading hours, however there is ample scope to increase revenue by extending the opening times, improve the day time trade with a more "hands on" owner operator.

More insight into the Treehouse can be found on the pub/bar's website:
www.thetreehousebeaconsfield.co.uk



Trading Information

Trading accounts supplied to us from the current owner show for the year ending 31st March 2023 a turnover of £314,405 with a gross profit of 75%. More detailed and up to date information can be provided following a formal inspection of the business.

Trading Hours

The business currently operates 2pm to midnight Monday to Thursday, 12noon to 1.30am Friday and Saturday and 12 noon to midnight Sunday.

Tenure

Leasehold - The property is held on a "free of tie" lease for a term of 20 years from 1st October 2021 from Stonegate Pub Company. The current rent is £63,654 per annum, which is due for review in October 2026 and five yearly thereafter.

Business Rates

The rateable value is £33,800 with effect from 1st April 2023.



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:

Neil Morgan

Senior Director Pubs & Restaurants

M:+44 7831 101 260

E:neil.morgan@christie.com

London



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