

## NEW FREE OF TIE LEASE GREAT MISSENDEN, BUCKINGHAMSHIRE



- Historic 15<sup>th</sup> Century Character Former Coaching Inn
- Open Plan Public Bar And Dining Room
- 4 Letting Bedrooms & 2-Bedroom Owners Flat
- Parking To The Rear For Approximately 10 Cars
- In Need Of Some Modernisation

THE GEORGE INN, 94 HIGH STREET, GREAT MISSENDEN,  
BUCKINGHAMSHIRE, HP16 0BG  
PRICE: NIL PREMIUM RENT: OIEO £30,000 PER ANNUM  
ALTERNATIVELY, FREEHOLD FOR SALE



### Location

The George Inn is located at the southern end of the high street in this attractive and affluent Buckinghamshire village.

Great Missenden lies at the centre of the Chilterns Area of Outstanding Natural Beauty 7 miles north of High Wycombe and 10 miles south east of Aylesbury.

The Roald Dahl Museum and Story Centre opened in Great Missenden in 2005 and is a popular attraction as is the medieval Abbey in the village.

## The Property

The George Inn is a 15th Century Grade II\* Listed property having a wealth of character features including exposed beams and fireplaces.

The open plan trade areas comprise of a public bar and a separate dining area. On the 1st floor there are 4 en suite letting bedrooms as well as a separate 2-bedroom owners/staff flat.

Ancillary areas include a catering kitchen, customer WC's and a beer cellar. The property is in need of some repairs & modernisation.

Externally, to the front of the property there is an archway providing vehicular access to the rear (which also has it's own access) where there is parking for approximately 10 cars and a small patio providing outside seating space.

## The Business

The George Inn is currently closed, however, it has in the past traded as a traditional village inn.

## Trading Information

As the pub is closed, trading information is unavailable.

## Tenure

### Leasehold:

It is our client's intention to create a new 20 year free of tie lease. The asking rent is OIEO £30,000 per annum payable monthly in advance and will be subject to 4 yearly rent reviews. There is no ingoing premium.

Alternatively, our client would consider selling the freehold and the guide price is OIEO £350,000.

## Planning

The property is understood to be Grade II\* Listed, it is situated within the Great Missenden Conservation Area. Any parties interested in development or alternative uses for the property should make their own enquiries of the planning department at Chiltern District Council Tel: 01494 732950

## Business Rates

The George Inn is listed in the 2010 rating list as having a rateable value of £14,500

## Legal Costs, VAT & Confidentiality

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

## Viewing

Via sole agents Davis Coffey Lyons. Please contact:

Keith Goodwin

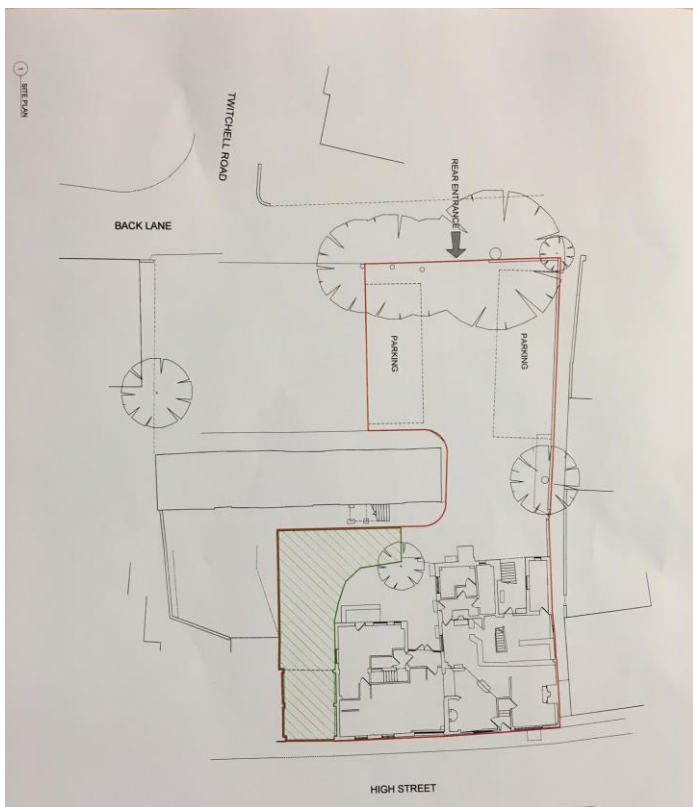
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