



The Eagle, 145 High Street, Old Amersham, Buckinghamshire, HP7 0DY

### Summary

- Prominently Located in Old Amersham
- Attractive Grade II Listed Building
- Open Plan Public Bar with Dining Area to the Front
- Paved Beer Garden Overlooking Bar Meadow Recreation Ground
- 3-Bedroom Owners Accommodation

**Price: £60,000 Leasehold**



Viewing is strictly by prior appointment with sole agent  
Davis Coffe Lyons:

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### Location

The Eagle is prominently located on the high street in the centre of Old Amersham close to the museum. Other nearby occupiers include Prezzo, ASK and Cote Brasserie. Amersham is a market town within the Chiltern District in Buckinghamshire. It is located approximately 27 miles north west of London.

Amersham Old Town has a wonderful variety of historic architecture with more than 150 Listed buildings and the earliest records of the town date back to Anglo Saxon times. Amersham new town, also known as Amersham on the Hill, grew rapidly around the railway station in the early part of the 20<sup>th</sup> century and has a regular rail service to London Marylebone and is also the last stop on the Metropolitan Line on the London Underground.

[Google Street View](#)



Externally, to the rear is an attractive paved beer garden with ample seating and a recently constructed fitted Garden Bar which overlooks Bar Meadow recreation ground to which there is direct access from the back gate via the footbridge over the River Misbourne.

A viewing of the property is highly recommended to appreciate it fully.



### Tenure

Leasehold. The property is held on a fully repairing and insuring Vanguard lease tied for beers only with one free of tie draught beer allowed. The current annual rent is £35,000 and is subject to annual RPI rent increases and 5 yearly rent reviews. A copy of the lease is available upon request.



### Property

The Eagle is an attractive two-storey end of terrace property of mainly brick construction. Internally, the ground floor trade area comprises of an open plan public bar with seating for diners at the front. Ancillary areas include a catering kitchen, customer WC's and a beer cellar. On the first floor, the owners accommodation comprises of a sitting room, kitchen, 3-bedrooms and a bathroom



## The Business

The Eagle has been owned and operated by our client since 2006 trading as a traditional market town centre pub. In addition, the pub hosts regular quiz nights and live music all set within a relaxed, friendly and informal atmosphere. Authentic Thai Cuisine is served both lunchtimes and evenings.

Due to retirement, our client has reluctantly taken the decision to sell and a new owner will immediately benefit from the pub's good reputation and steady stream of clientele.

## Trading Information

Trading Information will be supplied to seriously interested parties upon request.

## Price

Leasehold: £60,000 to include the trade inventory.

## Planning

The property has A4 planning consent.

## 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.

## Promap

