



THIS BOX WILL BE REMOVED BEFORE WE MARKET YOUR PROPERTY  
BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008  
I confirm I have received Sidney Phillips Misleading Marketing Regulations Notice.  
I certify that these details are correct as drafted/amended.

Signed  Dated   
By or for and on behalf of the Vendor(s)

## The Plough

Dunny Lane, Belsize, Sarratt, Rickmansworth, Hertfordshire, WD3 4NP

### Leasehold Nil Premium

- Charming village location close to Rickmansworth
- Brick and flint built public house
- Bar and dining room (49)
- Two bedroom owners accommodation
- Large trade garden (52) and car park (30)
- Ideal lifestyle business opportunity on new free-of-tie lease

Ref: 94431

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**SP** Sidney  
Phillips



## LOCATION

The Plough is situated in the Hertfordshire village of Belsize, less than a mile from Chipperfield and Sarratt. The village is nestled in an area of attractive woodland and agricultural countryside in London's desirable commuter belt. All vital amenities are available in the nearby large conurbations of Hemel Hempstead, Amersham, Rickmansworth and Watford.

The Plough is an attractive cottage style public house, centrally located on the village green. The property is of brick and flint construction under a pitched tiled roof.

It has been well maintained in recent years and is presented to a fine standard throughout.

## TRADE AREAS

- BAR: Presented in a traditional manner with strip-wood flooring and a central wood built bar servery. At either end there are brick fireplaces. The bar provides seating for 18 with a further 8 sat at the bar.
- DINING ROOM: Presented with carpeted flooring, vaulted ceiling and brick fireplace. It provides seating for 23.
- GENTLEMEN'S TOILETS
- LADIES TOILETS
- TRADE KITCHEN
- BASEMENT CELLAR

## OWNERS ACCOMMODATION

Located at first floor level comprising:

- 2 x DOUBLE BEDROOM
- LIVING ROOM
- BATHROOM



## EXTERNAL

- TRADE COURTYARD: Enclosed with seating for 18.
- LAWNED TRADE GARDEN: An attractive, manicured trade space capable of providing seating for 52. It includes a children's play area.
- OUTBUILDING: A modern construction currently used as storage.
- BIN STORE.
- GRAVELLED CAR PARK: With space for 30 vehicles.

## THE BUSINESS

The Plough has been operated by a third party tenant for many years, operating as a traditional village pub serving the need of the local community, with a classic pub fayre food offering.

Trade accounts are unavailable, although we are advised that net turnover stands in the region of £320,000, split approximately 70% to wet sales and 30% to dry sale. No trade is sold or warranted. Interested parties must make their own assumptions as to likely achievable trade levels given the size, location and local demographics of the property.

The Plough is an ideal lifestyle business opportunity for an individual or couple seeking to operate with their own style of operation.

## LICENCE

A full Premises Licence is held permitting the sale of alcohol:

Monday to Saturday: 11:00 - 23:00

Sunday: 12:00 - 22:30

## SERVICES

All mains services are connected.

Local authority: Three Rivers District Council

Rateable value: £10,250 as at 1 April 2023

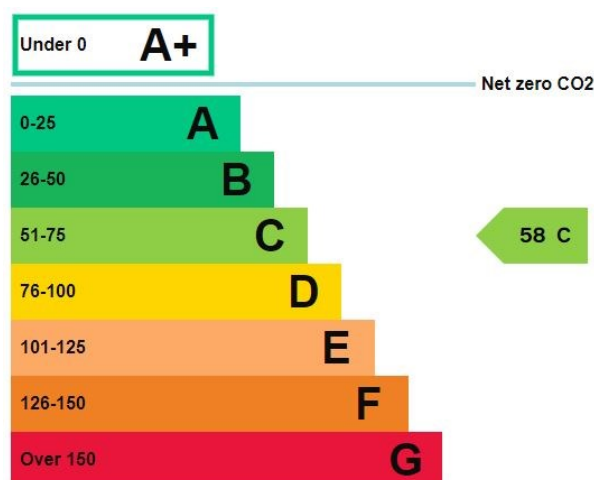


## TENURE & PRICE

### LEASEHOLD NIL PREMIUM

A new lease will be granted on the following terms:

|                            |                                                                                                                                                                                                                                                                                                                                  |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TERM                       | For a term of up to seven years.                                                                                                                                                                                                                                                                                                 |
| LANDLORD & TENANT ACT 1954 | Inside Part II Landlord & Tenant Act 1954.                                                                                                                                                                                                                                                                                       |
| ASSIGNABILITY              | Fully assignable subject to Landlord's consent.                                                                                                                                                                                                                                                                                  |
| DEPOSIT                    | A deposit equivalent to 3 month's rent in advance plus personal guarantors if the lease is taken as a Limited Company.                                                                                                                                                                                                           |
| RENT                       | £38,000 per annum, paid monthly in advance.                                                                                                                                                                                                                                                                                      |
| RENT REVIEW                | Subject to rent reviews at Market Rent or RPI (capped and collared at 2.5% and 5%), whichever the greater. Frequency to be agreed subject to length of term.                                                                                                                                                                     |
| REPAIR LIABILITY           | Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property. |
| FIXTURES & FITTINGS        | Are owned by the outgoing Tenant and should be purchased direct from them at a price to be agreed.                                                                                                                                                                                                                               |
| PREMISES LICENCE           | To be retained by the Landlord with Tenant noted as DPS. Annual renewal fee to be covered by the Tenant.                                                                                                                                                                                                                         |
| TIE                        | Free of all trade ties.                                                                                                                                                                                                                                                                                                          |
| INSURANCE                  | The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.                                                                                                                                                                                                              |
| VAT                        | VAT will be payable on rental payments.                                                                                                                                                                                                                                                                                          |
| DUE DILLIGENCE             | An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitors fees as a minimum. An incoming party will be required to undertake a credit check.                 |



### BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

### UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons

EPC Reference: 9585-8191-1192-5203-8473

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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