



The Swan

Blackwell Hall Lane, Ley Hill, Chesham, Buckinghamshire, HP5 1UT

- ◆ Located in the affluent village of Ley Hill
- ◆ Charming Grade II listed pub
- ◆ Bar (24) & dining (31)
- ◆ 3 bedroom accommodation
- ◆ Front & rear gardens (75+)
- ◆ Great opportunity to further grow trade

Freehold | £570,000



LOCATION

The Swan is situated in the affluent and desirable Chiltern Village of Ley Hill, on the Buckinghamshire/Hertfordshire Border near the town of Chesham. Ley Hill lies in the Chiltern Hills and has an active village community, with events held throughout the year including the annual Village Produce Show and carol singing on the Common opposite the Swan. The area boasts many walking and cycling routes through woods and fields, and also boasts a golf course and cricket pitch. The village lies approximately 1.5 miles east of Chesham, 5 miles west of Kings Langley and 2.5 miles north east of Amersham.

The village boasts strong road connections with the A41, M1 and A413 all being within a short distance. These roads in turn provide access to the M25 and London beyond. Mainline railway services are available from Amersham with services to Central London. In addition Chesham provides London underground services on the Metropolitan Line. Services are also available from Hemel Hempstead with regular services to London and the West Midlands. Due to its close proximity to major road and rail connections Ley Hill is a popular residence for affluent city workers.

The Swan occupies a characterful and charming Grade II listed property with picturesque views across Ley Hill Common and Golf Course. This 17th Century timber framed property is situated under a pitched tiled roof and retains many original features.

PROPERTY

GROUND FLOOR

Entrance from Blackwell Hall Lane directly into bar. The Bar is very well presented with flagstone flooring, notable inglenook fireplace, exposed timbers and flat screen TV. The bar is serviced by a wood built bar servery with two double drinks fridges and glasswasher. The bar, including a quaint snug area is capable of providing seating for 24.

Offset from the bar is an elevated Dining Area with stripped wood flooring, exposed timbers and cast iron Elizabethan oven. This area provides further seating for seven.

Offset are refurbished male and female WC's.

Situated to the rear of the property there is the Main Dining Area which is housed in a bright and spacious room with vaulted ceiling. The dining area provides seating for a further 24 patrons and provides patio door access to the rear trade garden.

To the rear of the property there is a glass wash up area with glass washer, which in turn leads to a fully fitted Trade Kitchen. The kitchen is deceptively spacious and is equipped with non slip flooring, extractor, commercial microwave, ice machine, stainless steel work surfaces, commercial dishwasher, stainless steel sinks, two six burner range cookers, salamander, double deep fat fryer, undercounter fridges, hot pass, upright fridge, upright stainless steel fridge and decarboniser.

Offset from the kitchen is access to a Dry Store which houses an upright stainless steel fridge, upright stainless steel freezer and meat slicer.

The property is serviced by a basement cellar with delivery drop to the side of the property.

FIRST FLOOR

Private Owners Accommodation accessed via the bar or a separate rear access with stairlift, comprising:

Living Room

Office

2 x Double bedrooms

Single bedroom

Bathroom

Shower room

Dining room

Kitchen

EXTERNAL

To the front of the property there is an attractive lawned Trade Garden which houses seven picnic benches. In addition there is a small Patio Area with a further two picnic benches providing views over the common.

To the rear of the property there is an enclosed Trade Patio and Garden which houses five picnic benches and shed storage. To the side of the property there is a private driveway which provides parking for four vehicles and in turn leads to a former trade garden. This former trade garden is enclosed and could well be reincorporated into the business to provide further outdoor dining or alternatively could be used to house marquees in order to house events such as beer festivals and parties.

THE BUSINESS

Our clients have owned and operated the Swan since 2005 and during this time have taken a dilapidated public house and invested wisely in its infrastructure to produce the attractive property that we see today. The business is popular with those in the village as well as surrounding towns and villages and boasts excellent trip advisor reviews for its quality home cooked fresh food.

Accounting detail will be made available to serious parties following a formal viewing.

We are of the opinion that the Swan would suit a hands on couple who could take advantage of this fantastic opportunity to greatly increase turnover with an increased marketing budget and seasonal menu. A new owner would be wise to continue to operate the annual beer and music festival which draws in large numbers to the village.



TENURE & PRICE

FREEHOLD £570,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

Suitable for alternative community use, subject to planning permission.

No direct approach to be made to the business, with all communications directed through Sidney Phillips.
Viewing strictly by appointment only.

LICENCE

A Full Premises Licence is held permitting the sale of alcohol by retail:

Monday to Thursday 10:00-00:00

Friday to Saturday 10:00-01:00

Sunday 12:00-22:30

SERVICES

All mains services are connected.

Rateable Value is £16,000.



A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

108 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 341
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

42 If newly built
67 If typical of the existing stock

CONSUMER PROTECTION FROM 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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