



## Farm and Field Bar & Grill - 39 High Street, Princes Risborough

Great business lease opportunity

Premium £130,000 LH

Affluent trading location

- Restaurant for sale leasehold
- Passing rent currently £30,000 per annum + VAT
- Lease premium £130,000
- Turnover circa £8k per week
- Well situated in the Centre of town
- Lease expires in December 2041 - 16 years remaining

# Farm and Field Bar & Grill - 39 High Street, Princes Risborough

## Summary

EPC - (E) 117

VAT - Applicable on the rent

Size - Circa 2000 Sq. ft

Legal fees - Each party to bear their own

Premium - £130,000

Rent - £30,000 per annum

## Description

The property is a 2 storey brick built property with roof terrace on the top floor. With trading over all 3 floors to include Ground floor Restaurant, Kitchen, Cellar with store room, Accessible W/C and Office. The first floor offers a bar and restaurant area, and the top floor is a well appointed roof terrace.

## Location

The property is located on the centre of the High Street, close to Market Square.

Princes Risborough is a market town in Buckinghamshire and it is located about 9 miles (14 km) south of Aylesbury and 8 miles (13 km) northwest of High Wycombe. It lies at the foot of the Chiltern Hills, the south end of which is at West Wycombe. The A4010 road follows this route from West Wycombe through the town and then on to Aylesbury.

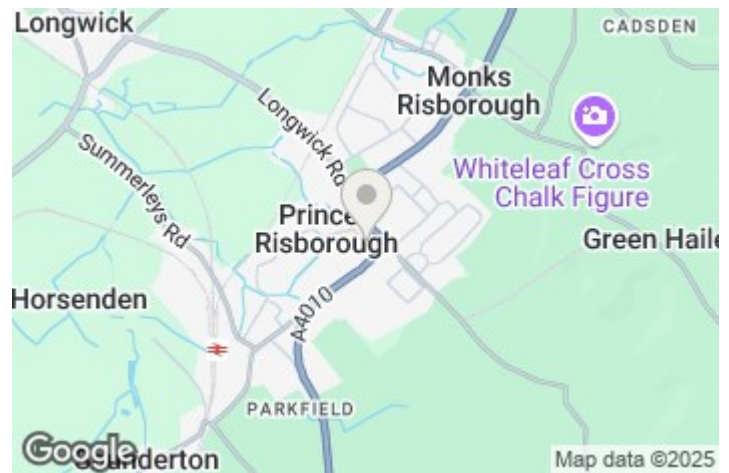
## Terms

Offered for sale by way of a lease assignment - The current passing rent is £30,000 per annum + vat. The current lease expires in December 2041 - 16 years remaining.

The business premium is £130,000 for the leasehold interest in the property, fixtures and fittings, goodwill and any licenses to transfer. (some personal effects will be excluded including the roof canopy)  
Stock will be sold at valuation on the handover day to the new owners of the business.

## Services

All mains services are connected to the property to include mains gas, electric, water and drainage, these services have not been tested by the agent.



## Viewing and Further Information

Ben Freckingham

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330

