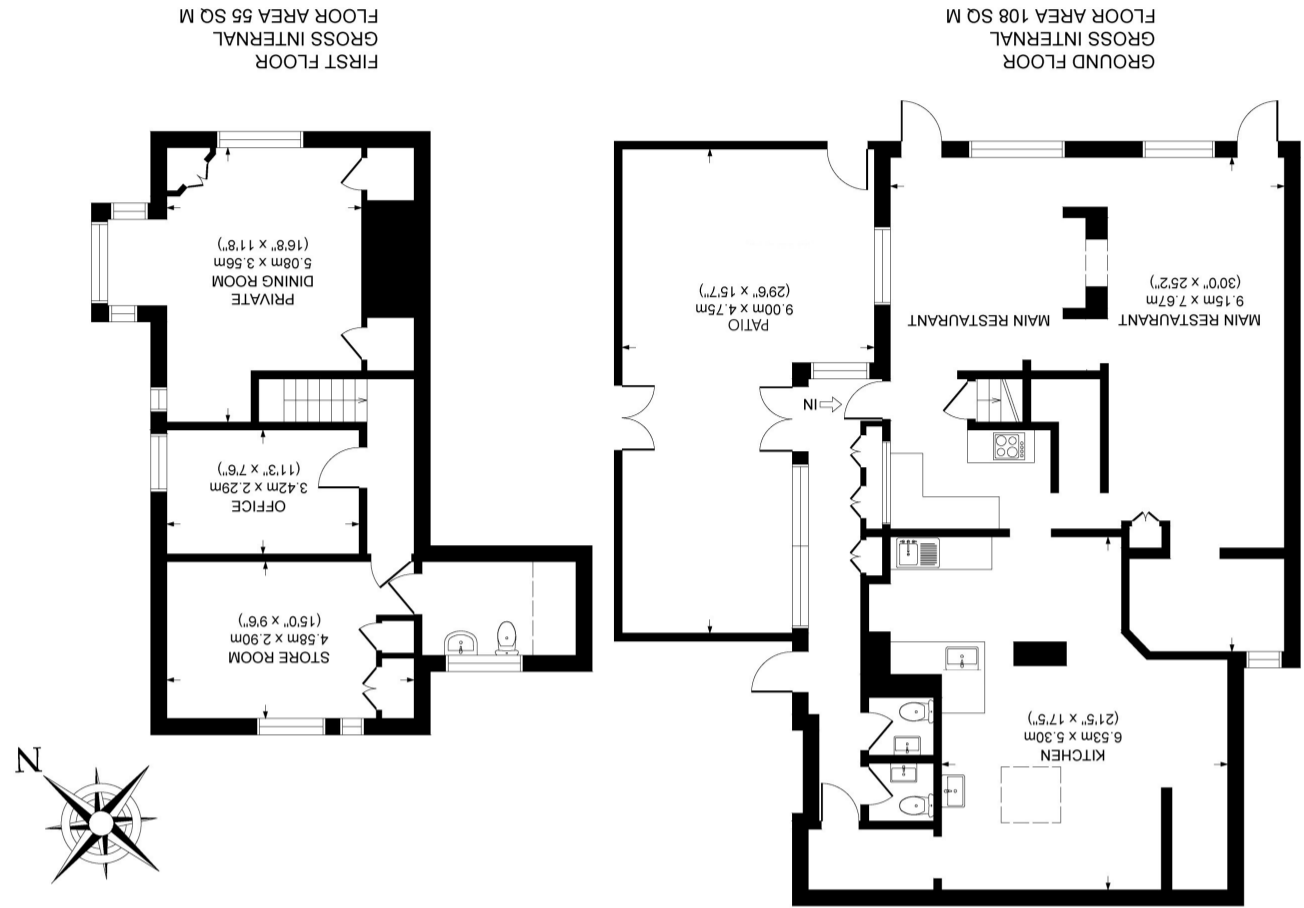


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee or Agent of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

GILBEY'S RESTAURANT, 1 MARKET SQUARE, AMERSHAM, HP7 0DF  
APPROX. GROSS INTERNAL FLOOR AREA 1755 SQ FT / 163 SQ M



1 Market Square | Old Amersham | Buckinghamshire | HP7 0DF

£895,000

JOHN NASH & CO.

Well Established Freehold Restaurant in Prime Position in this Historic Town





The property is a converted 17th Century Grammar School, (Grade 2 Listed) converted to a high class restaurant, which has traded in Amersham for over fifty years, the last thirty five years under the Gilbey's name. Set on two floors the building is beamed internally and also has an outstanding patio area adjoining the attractive public Commemorative Gardens.

#### The Property

The ground floor has seating for 42 covers with a central bar area and a well fitted commercial kitchen. Male and female toilets.



On the first floor there is a further extension area for dining for 12 covers, or could be used for private meetings. As shown on the floor plan there is also on this floor an office area and storage facilities.

Heating is by way of gas central heating with radiators.

Externally there is the courtyard capable of seating 20 persons which is attractively paved and enclosed.

#### Terms

Rateable Value of £40,500.

Fixtures and Fittings are included with the exception of chairs.

**Viewing is Strictly by appointment with the Agents.**



#### Location

Situated in the heart of this historic town with its period inns and houses. The Old Town has a mixture of shops together with a Tesco Supermarket. Amersham on the Hill is about a mile distant with a main shopping area comprising Marks & Spencer, Waitrose, Boots etc. The station is easily accessible providing a service of trains to London Marylebone by Chiltern Railways. The M.40 and M.25 Motorways are also easily accessible at nearby Beaconsfield and Chorleywood. London is approximately 30 miles distant. The Old Town is a popular visiting area for tourists.

