

# THE GRIFFIN



12 THE BROADWAY, AMERSHAM, HP7 0HP  
PRIME MIXED USE INVESTMENT IN AMERSHAM OLD TOWN



**THE GRIFFIN** EST. 1791  
BISTO BAR GUB

**OUR DOUGH BAKERY**  
AT THE GRIFFIN



THE GRIFFIN

155

THE GRIFFIN  
ENTRANCE ON THE LEFT

Disabled  
parking  
spaces  
only

BARZZO

# INVESTMENT SUMMARY

- ❑ A Multi-tenanted investment opportunity that includes a freehold restaurant, bakery and office investments
- ❑ Located on the south side of The Broadway, facing the Memorial Gardens
- ❑ Situated on the main street within walking distance of cafés, boutiques and retail amenities
- ❑ Approximately 0.6 miles from Amersham Station, served by the Metropolitan Line and Chiltern Railways
- ❑ Conveniently positioned near the A404, providing direct access to the M25 and M40
- ❑ Substantial property arranged over ground, three upper floors and outbuildings extending to 10,638 Sq Ft (988.2 Sq M) GIA
- ❑ Let to 4 different tenants across a restaurant, bakery and three offices
- ❑ Current passing rent at £143,500 per annum + turnover rent of £45,326 per annum in 2025
- ❑ Total rent in 2025 of £188,826 per annum
- ❑ Business unaffected by sale
- ❑ Offers are invited in excess of £2,600,000 (6.83% NIY) which equates to low cap value of £244 Per Sq Ft



## LOCATION

The property is located in Old Amersham, a historic market town in Buckinghamshire, approximately 27 miles northwest of central London. The town is bordered by Amersham-on-the-Hill to the north, Chesham to the northwest, High Wycombe to the southwest, and Aylesbury further northwest, all set within the rolling landscapes of the Chilterns.

Old Amersham is renowned for its heritage architecture and character, featuring a blend of restaurants, pubs, cafés, and retail units alongside residential properties.

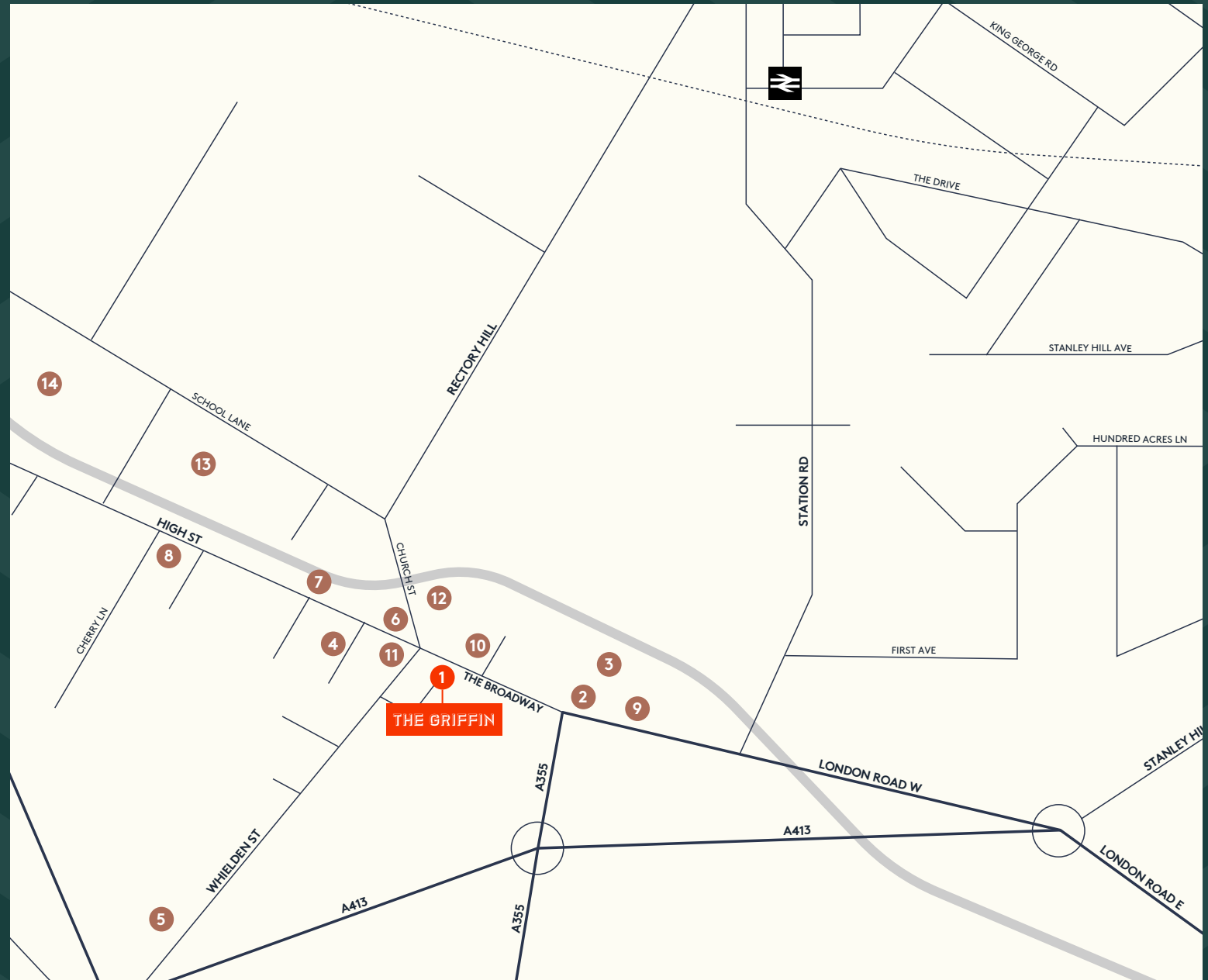


## SITUATION

The property is located on the south side of The Broadway facing the Memorial Gardens and situated on the main street, it is within walking distance of the cafés, boutiques and retail amenities.

The property is located about 0.6 miles south from Amersham station, which is served by both London Underground's Metropolitan Line and Chiltern Railways. The property is conveniently located near the A404, which connects Amersham directly to the M25 at its intersection with the M40.

1. The Griffin
2. Costa Coffee
3. Tesco superstore
4. The Kings Arms
5. Amersham Hospital
6. Old Amersham Market Hall
7. Amersham Museum
8. Swan Inn (Mitchells & Butlers)
9. Mountain Warehouse
10. Crew Clothing Company
11. The Crown Inn
12. St Mary the Virgin Church
13. Barn Meadow Recreation Ground
14. Amersham Town Football Club



## DESCRIPTION

The property occupies a terraced building arranged over ground, first, second and third floors with a predominately multi pitched tile roof.

In addition there are two outbuildings to the rear of the main building.

## ACCOMMODATION

### GROUND FLOOR

The ground floor provides an open plan trading area with a bar servery and seating on loose tables, chairs and fixed seating for approximately 40 customers. Ancillary areas comprise customer WC's and a commercial kitchen. To the right hand side of the main building is a café with a bakery to the rear and to the rear of the main building is a separate office.

### FIRST

On the first floor, accessed from the rear of the restaurant, is a mezzanine with a function/dining area. To the side are three individual office booths, an office and a boardroom. To the front is a function room with a separate bar servery and customer toilets.

### SECOND FLOOR

The second floor has been converted to offices and are accessed from a separate door at the side let to G.R.E. Construction.

### THIRD FLOOR

The third floor has been converted to offices and are accessed from a separate door at the side let to McWilliam Studio.



#### BARN

The former barn has been converted to offices and is arranged over two levels let to Platformation Enterprise.

#### BAKERY

A Former bottle store adapted for use as a bakery that is run by the Griffin.

#### EXTERNAL

Externally there is an enclosed terrace at the rear with seating on loose tables and chairs for approximately 36 covers. The property has a car park accessed from the rear, which provides 18 car parking spaces.



The property has the following approximate Gross Internal Areas:

Accommodation	Use	Size (sq. m.)	Size (sq. ft.)
Ground	Restaurant, Bakery, Café and Office	440.6	4,743
First	Restaurant/Function Room /Offices	327.9	3,530
Second	Office	121.6	1,309
Third	Office	98.1	1,056
<b>Total</b>		<b>988.2</b>	<b>10,638</b>



## TENURE AND TENANCY

The pub building is held Freehold under title number BM112067 with the site extending to approximately 0.303 acres.

The property is occupied by multiple tenants and we summarise the tenancy position below with the tenants lease demise outlined in the various colours on the above plan:

Unit (Lease Demise)	Tenant	Lease Term	Commencement Date	Rent	Basis of Review
<b>The Griffin (Red)</b>	The Griffin Amersham Ltd (CN 13216759)	15 years	24 March 2021	Base rent of £50,000 pa plus turnover rent. From 24 March 2023, turnover rent is calculated as 8% of turnover above the base rent, though the tenant is currently charged at 6%. Total rent for the year to November 2025 was £93,323 pa.	The base rent is reviewed to the higher of RPI-indexed rent or Open Market Rent with the next review on 24 March 2026 and five yearly thereafter. If the landlord chooses Open Market Rent at the second review, no turnover rent will apply thereafter.
<b>Café (Green)</b>	The Griffin Amersham Ltd (CN 13216759)	10 years	30 April 2021	Base rent of £12,000 pa plus turnover rent. Turnover rent is calculated as 9% of turnover above the base rent. Total rent for the year to November 2025 was £14,003 pa.	Base rent reviewed to the higher of RPI-linked rent or Open Market Rent with the next review on 30 April 2026 and five yearly thereafter.
<b>Bakery (Pink)</b>	The Griffin Amersham Ltd (CN 13216759)	Expires 24 March 2036	8 February 2022	£12,000 pa	The Rent is reviewed upwards only to the Open Market Rent with the next review on 24 March 2026 and five yearly thereafter.
<b>Barn (Blue)</b>	Platformation Enterprise Services Ltd (CN: 10840445)	6 Years	2 September 2021	£30,000 pa	Base rent reviewed upwards only to the higher of RPI-linked rent or Open Market Rent with the next review on 2 September 2024.
<b>Second floor office (Brown)</b>	G.R.E. Construction Ltd (CN 0654987)	5 Years	1 May 2025	£24,500 pa	None.
<b>Third floor office (Turquoise)</b>	McWilliam Studio Ltd (CN 11163927)	10 Years	1 December 2022	£15,000 pa	Open Market Rent on 1 December 2027.
				<b>£188,826 pa</b>	

## COVENANT



### THE GRIFFIN AMERSHAM LIMITED

A well-established hospitality operator running a highly regarded restaurant and pub in Amersham. The venue holds **2 AA Rosettes (2024)** and is featured in leading food guides, reflecting strong reputation and consistent quality. It boasts a **4.7-star rating from over 350 reviews**, indicating excellent customer satisfaction.

<https://griffinamersham.co.uk/>



### PLATFORMATION ENTERPRISE SERVICES

A technology and consulting business that provides enterprise solutions and digital transformation services. The company specialises in accurately calculating the value of commercial partnerships in sport and entertainment.

<https://platformation.global/>



### MCWILLIAM STUDIO

A multi-award-winning landscape architecture and garden design practice based in Buckinghamshire. Recognized for high-end design projects and industry accolades, the business demonstrates stability and a strong reputation in its sector.

<https://www.mcwilliamstudio.com/>



### G.R.E. CONSTRUCTION LTD AMERSHAM

A construction and engineering firm with operations in Amersham, specialising in building and infrastructure projects. The company's established presence and expertise in the sector provide confidence in its covenant strength.

<https://gre.group/>



# PLANNING

The property is a Grade II Listed building (Ref: 1159084) and is situated within the Amersham Old Town Conservation Area.



## FURTHER INFORMATION

### Energy Performance Certificate

C-65

### Fixtures & Fittings

The fixtures and fittings are currently owned by the occupational tenants.

### Data room

Access to the data room is available upon request.

### VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

### Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

### Proposal

Offers are invited in excess of £2,600,000 (6.83% NIY) which equates to low cap value of £244 Per Sq Ft assuming the usual purchasers costs.





## VIEWING AND CONTACTS

All viewings must be made by prior appointment and under no circumstances should any approach be made to any of the occupational tenants staff. For any enquiries regarding the property, please contact:



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