THE JOURNEYMAN

10 Packhorse Road, Gerrards Cross, Buckinghamshire, SL9 7QE

LEASEHOLD: NIL PREMIUM - PLUS F&F   ANNUAL RENT: £125,000 | REF: 3858341

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KEY HIGHLIGHTS

- Recent multi million pound refurbishment
- Affluent Gerrards Cross location
- 230 inside covers (150 dining / 80 bar)
- 50-cover external terrace
- High-spec, turnkey fit-out
- 25-year FRI lease. EPC Rating: B

LOCATION

Gerrards Cross is an affluent and highly desirable commuter town in Buckinghamshire, situated approximately 20 miles west of Central London.

The town benefits from excellent transport links, including a direct rail service to London Marylebone, as well as immediate access to the M40 and wider motorway network.

The Journeyman occupies a prominent position within the town, surrounded by a strong mix of independent and premium national operators, alongside a high-quality residential catchment.

The area is characterised by strong disposable income levels, making it particularly well-suited to an aspirational food-led offer.

DESCRIPTION

The Journeyman is a substantial, destination pub restaurant which has recently undergone a comprehensive multi million pound refurbishment, completed to an exceptional standard throughout.

Formerly operated as part of the Oakman Inns portfolio, the property has been designed to deliver a high-quality, food-led trading environment with a strong emphasis on both aesthetic appeal and operational efficiency.

The property provides extensive trading accommodation across the ground floor, with a clear separation between bar and restaurant areas, supported by a spacious open-plan kitchen and back of house facilities.

FIXTURES & FITTINGS

The fixtures and fittings are available by way of separate negotiation, with inviting offers sought.

Preference will be given to experienced operators prepared to take on the existing fixtures and fittings, which provide a genuine turnkey opportunity and allow for immediate commencement of trade with minimal additional capital expenditure.

INTERNAL DETAILS

The ground floor is arranged to provide a well-balanced trading layout, with a bar area to the front offering approximately 80 covers. This space lends itself to both drinking and casual dining.

To the rear, the main restaurant accommodates around 150 covers, providing a larger, open-plan dining area suitable for higher-volume service.

The kitchen is positioned at the rear of the ground floor and includes an open section to the restaurant, supported by a separate preparation area behind. This incorporates walk-in refrigeration and ancillary storage, allowing for an efficient flow between front and back of house.

Fixtures and fittings are of a very high quality throughout, reflecting the recent refurbishment and allowing an incoming operator to trade without the need for significant immediate investment.

EXTERNAL DETAILS

Externally, the property benefits from an attractive frontage and a well-utilised outside seating area providing approximately 50 covers. This space has proven to be a popular feature of the business, offering valuable additional trading capacity, particularly during the warmer months.

OWNER'S ACCOMMODATION

The upper floors provide generous staff accommodation, comprising five bedrooms, a kitchen, and bathroom facilities.

The accommodation is well-suited to support either live-in management or a structured staffing model, providing flexibility depending on the operator's business requirements. In a location such as Gerrards Cross where housing costs are notably high, well-proportioned staff accommodation is a particularly valuable asset, supporting staff retention and recruitment by offering a practical and cost-effective living solution on-site. Accommodation available for an additional £25k per annum.

STAFF

Staff who wish to remain will need to transfer under TUPE.

BUSINESS RATES

Rateable value effective from 1 April 2026 is £90,000. This is not the rates payable. Please check with the VOA for the most up-to-date information on all rating matters.

THE OPPORTUNITY

The Journeyman represents a rare opportunity to acquire a large, high-specification pub restaurant in one of the Home Counties' most affluent and sought-after locations.

The scale, quality of fit-out, and established layout make the property ideally suited to an experienced operator or group seeking a flagship site to add to an existing portfolio.

There is clear potential to capitalise on the strong local demographics, delivering a premium food-led concept with robust wet sales.

Given the level of investment already undertaken, the property offers a genuine turnkey opportunity, allowing an operator to commence trading with minimal additional capital expenditure.

TRADING INFORMATION

Limited historic account information may be available on request.

TRADING HOURS

The premises benefits from a premises licence permitting the sale of alcohol until 23:00 Sunday to Thursday and until midnight on Friday and Saturday, supporting a well-balanced food and wet-led operation.

TENURE

- Lease term: 25 year FRI lease
- Passing rent: £125,000 per annum
- Accommodation rent: Additional £25,000 per annum (if utilised)
- Repairing terms: Full Repairing and Insuring (FRI) lease

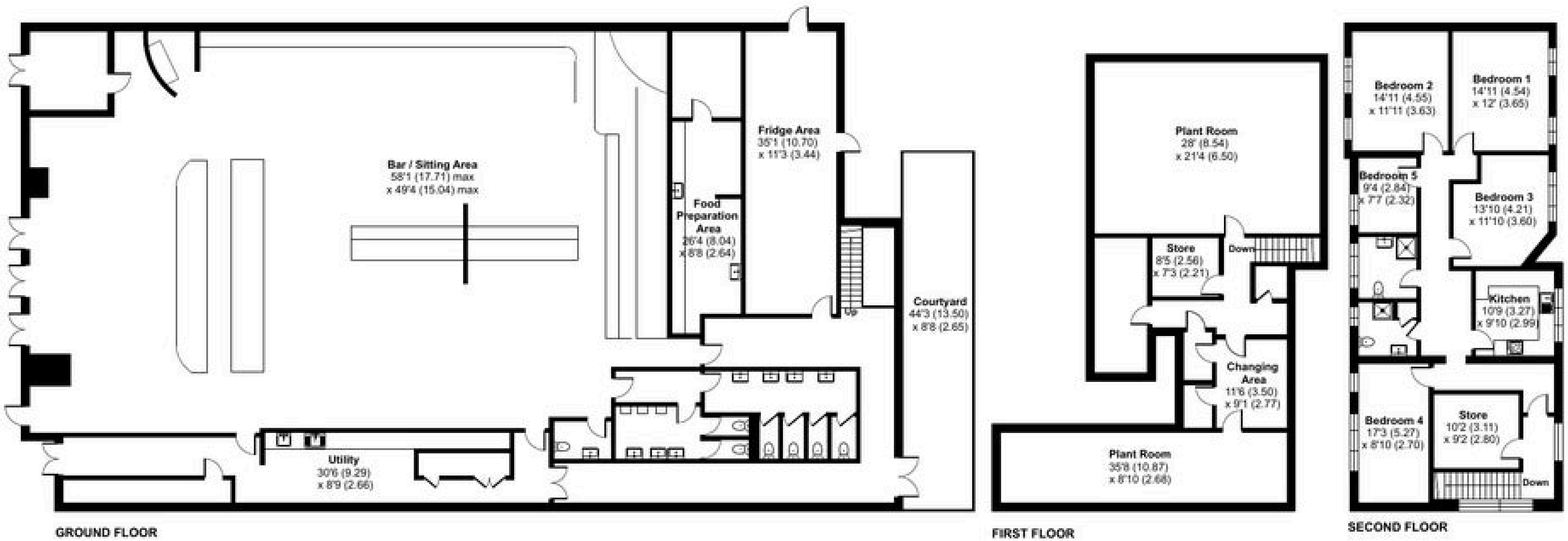
REGULATORY

Premises Licence.

Packhorse Road, Gerrards Cross, SL9

Approximate Area = 8979 sq ft / 834.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1467696

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONDITIONS OF SALE

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

TIM WIDDOWS
Associate Director - Pubs & Restaurants
T: +44 7795 037 676
E: tim.widdows@christie.com

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