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**FOR SALE**



**113 High Street**

Freehold Investment, Chesham, HP5 1DE

## **RETAIL UNIT - INVESTMENT WITH DEVELOPMENT POTENTIAL**

**1,008 sq ft**

**(93.65 sq m)**

- **DEVELOPMENT POTENTIAL** - the property has the potential to develop the upper floors into a 1-2 bedroom apartment, subject to planning permission.
- **Ground Floor Retail 544 sq ft**
- **First Floor Retail/Storage 464 sq ft**

## Summary

Available Size	1,008 sq ft
Price	Offers in excess of £265,000
Rates Payable	£4,690.60 per annum 2023
Rateable Value	£9,400
VAT	Not applicable. No VAT payable on purchase price
Legal Fees	Each party to bear their own costs
EPC Rating	C (53)

## Description

The property comprises a two-storey retail unit forming part of a terrace, along the High Street, with rendered external walls under a pitched roof. Directly fronting the High Street, the property is prominent and well positioned in the town's core retail location. Pedestrian access is via the shop front which benefits from full glazing. The ground floor of the shop provides clear predominantly open space with a small office to the rear.

Access to the first floor is via the stairwell to the left, leading to a landing and the combination of a large storage room, and smaller rooms providing additional storage for stock or further retail space.

**THE LEASE** - The property is held on a full repairing and insuring lease, expiring in December 2028 at a rental of £5,000 per annum. Mutual break clause at any time by giving 6 months notice.

## Location

The property is prominently located within the pedestrian part of the north end of Chesham High Street, adjacent to White Hill and the Chesham by-pass. Chesham is strategically located to the north west of London, within close proximity to the regional centres of Watford, Hemel Hempstead and High Wycombe. The area benefits from excellent communications, provided by the M25, M1 and M40 motorways. In addition there is an excellent link to Central London via the Metropolitan Line and the Chiltern Railway Line.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Retail	544	50.54	Available
1st - Storage/Retail	464	43.11	Available
<b>Total</b>	<b>1,008</b>	<b>93.65</b>	



## Viewing & Further Information



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