



Crown Coffee

High Street, Chalfont St. Giles, HP8 4QQ

PROMINENT COFFEE SHOP / RESTAURANT UNIT

1,261 sq ft
(117.15 sq m)

- Central Village Location
- Fixtures & Fittings can remain (seats approx. 40 covers) - by separate negotiation
- Outdoor terrace provides additional seating
- Fully licensed
- On Street parking with public car park nearby
- Opportunity to redevelop at the rear

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Summary

Available Size	1,261 sq ft
Rent	£30,000 per annum for the Ground Floor retail unit.
Price	Offers in the region of £850,000 for the Freehold
Rates Payable	£12,599.75 per annum Based on April 2023 valuation
Rateable Value	£25,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (79)

Description

The property comprises a ground floor retail unit which is currently vacant along with a self-contained 2 bedroom residential flat above that is currently let out on an Assured Shorthold Tenancy.

The ground floor shop is to be found in a good condition and has been left fully fitted with tables, chairs, a welcome bar area and a back of house kitchen with various items of equipment left insitu. The property is licensed and there is seating for approximately 40 covers. A premium will be sought for the benefit of the fixtures and fittings.

There are two WC's (one disabled access) and a small, decked garden to the rear with some additional outdoor furniture.

The shop is well decorated with a lino floor covering throughout, wall mounted air-conditioning units, ceiling mounted drop lights and recessed spot lighting.

The unit would suit a variety of uses under the Class E planning classification.

There was also a conditional planning permission granted in 2016 (expired in 2019 - reference CH/2016/1275/FA) to convert the outbuildings and add a two-storey extension to create one dwelling house. For further details please use reference above on Bucks planning portal.

Location

Previously a public house, known as The Crown, the property was most recently occupied by a coffee shop and known as 'Crown Coffee'.

The property sits in a prominent corner position on the west side of the High Street, in the centre of the village further up from The Green.

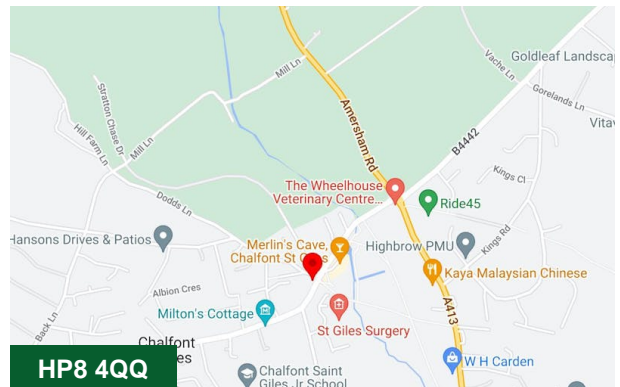
The location provides a healthy mix of independent and national retailers, pubs, restaurants and residential properties.

Chalfont St Giles provides a popular and affluent catchment area with easy vehicular accessibility into London to the south via the A413 Amersham Road, and the closest train station would be either Seer Green & Jordans (direct into Marylebone), Chalfont & Latimer (direct into Marylebone) or Amersham Underground Station (Metropolitan Line).

Terms

Various options are available:

1. A new lease of the ground floor is available on terms to be agreed.
2. A sale of the ground floor only is available
3. A sale of the whole building is available, subject to the existing tenancy of the 1st floor residential flat above



Viewing & Further Information



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