



21 High Street

Chalfont St. Giles, HP8 4QH

GROUND FLOOR RETAIL UNIT

333 sq ft
(30.94 sq m)

- Grade II Listed
- Character Premises
- Double-frontage
- Suitable for a variety of uses under Class E
- Shared W/C&Shower
- Rear access

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Summary

Available Size	333 sq ft
Rent	£12,000.00 per annum
Rates Payable	£4,491 per annum Rateable Value 2023 - small business rates relief may apply
Rateable Value	£9,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (60)

Description

The ground floor comprises a charming character retail space with exposed beams, spot lighting, original chimney place, tiled ceramic flooring with double-frontage window display. There is a rear access, WC and shower.

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

Location

The property sits in a central location within the heart 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.

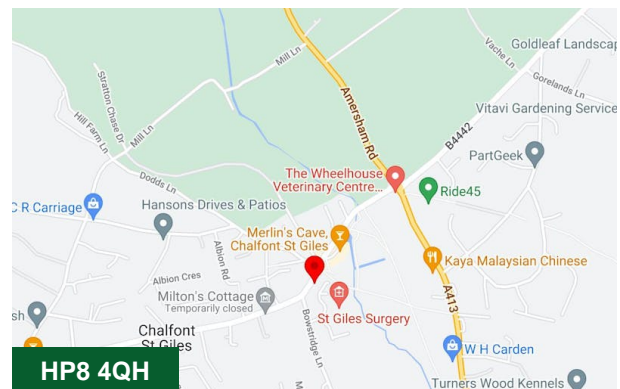
Chalfont St Giles provides a popular and affluent catchment area with easy vehicular accessibility into London to the south via the A413 Amersham Road, and the closest train station would be either Seer Green & Jordans (direct into Marylebone), Chalfont & Latimer (direct into Marylebone) or Amersham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

Terms

The property is available to let on a new lease for a period of 3-5 years.

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

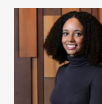


Viewing & Further Information



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