



21 High Street

Chalfont St. Giles, HP8 4QH

GROUND FLOOR RETAIL AND FIRST FLOOR OFFICE

333 to 623 sq ft
(30.94 to 57.88 sq m)

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

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Summary

Available Size	333 to 623 sq ft
Rent	£11,000 - £23,000 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
BER 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.

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

The first floor compromises an open plan office space with x1 partitioned office, spot lighting, tiled flooring, carpet and a kitchenette. There is a rear access, shared WC and shower.

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).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Availability
Ground	333	£12,000 /annum	Available
1st	290	£11,000 /annum	Available
Total	623		

Terms

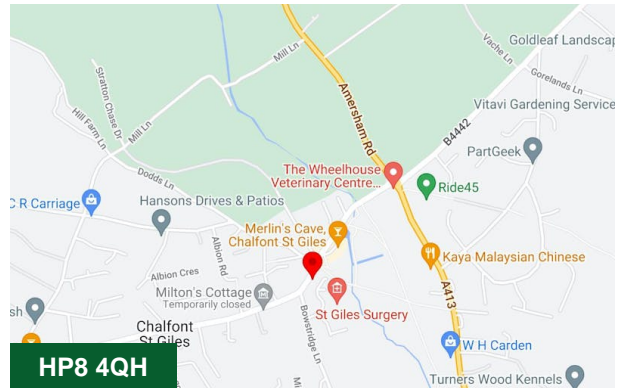
The property is available to let on a new lease for a period of 3-5 years.

Money Laundering / Identity Checks

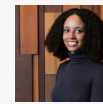
Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

Legal Costs

Tenant Responsible for Landlords Legal Costs

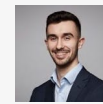


Viewing & Further Information



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