



## 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

# 21 High Street, Chalfont St. Giles, HP8 4QH

## Summary

<b>Available Size</b>	333 to 623 sq ft
<b>Rent</b>	£11,000 - £23,000 per annum
<b>Rates Payable</b>	£4,491 per annum Rateable Value 2023 - small business rates relief may apply
<b>Rateable Value</b>	£9,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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	Under Offer
1st	290	£11,000 /annum	Available
<b>Total</b>	<b>623</b>		

## Terms

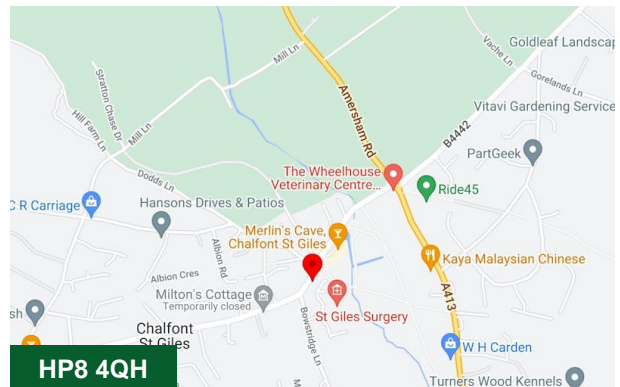
The property is available to let on a new lease for a period of 3-5 years.

## 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

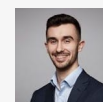


## Viewing & Further Information



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