

# 114 HIGH STREET

CHESHAM, HP5 1EB

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FOREST  
REAL ESTATE



# FOR SALE

## 1,065 SQ FT

### Freehold Retail Investment With Residential Ground Rent

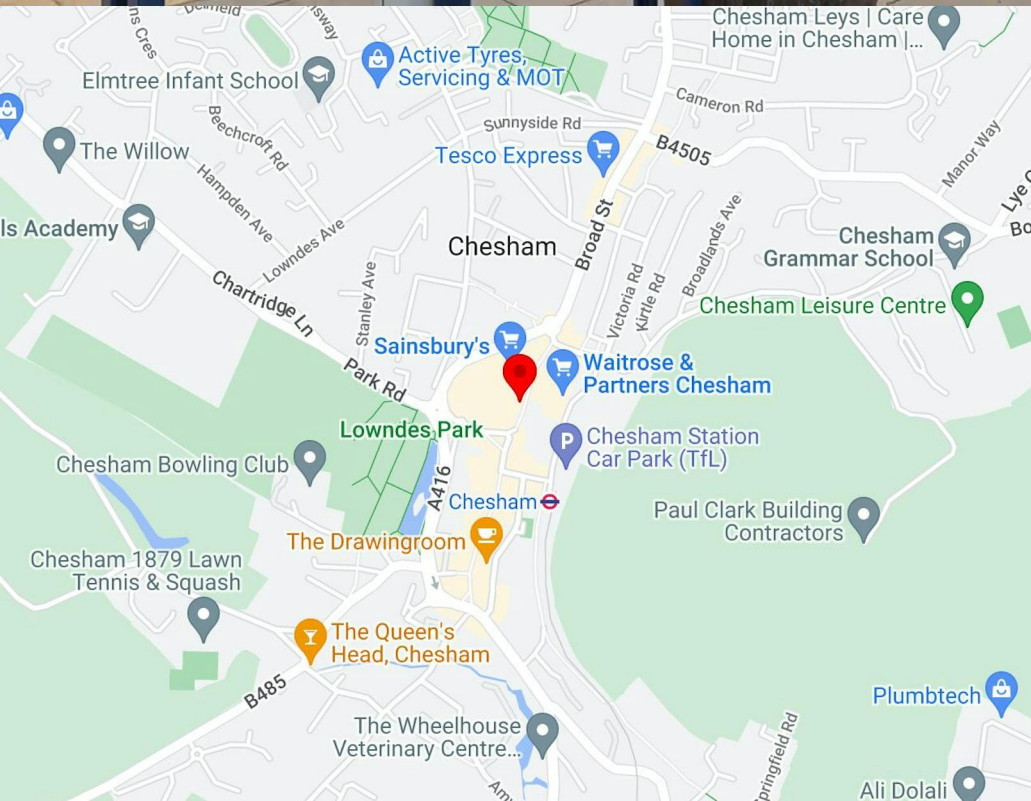
#### Key Features

- Freehold
- Ground Rent Increasing November 2024
- Prominent Position Along The High Street
- Few Minutes Walk Of Chesham Station (Metropolitan Line)
- Outstanding Rent Review From November 2023
- Residential Flat Sold Off
- Nearby occupiers include Waitrose, Sainsbury's, Boots The Chemist, Superdrug, WH Smith, Greggs and Costa Coffee

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## Description

The property encompasses a ground-floor coffee shop and a sold off self-contained flat situated on the first floor.

The coffee shop is currently subject to a Full Repairing and Insuring lease, effective from 30th November 2018, and set to expire on 29th November 2028, Inside the Landlord & Tenant Act. The lease stipulates an annual rent of £20,000 per annum. There is an outstanding rent review from 29th November 2023, and a tenant only option to determine the lease as of 30th November 2026.

The residential flat above has been separately sold off on a 125-year lease from 7th November 1991 (approximately 92 years remaining). The ground rent is £50 per annum, rising to £100 per annum effective from 7th November 2024.

## Location

The property is located in a prominent trading position on the High Street, close to its junction with The Broadway.

There is a diverse array of businesses, ranging from quaint boutiques and specialty shops to modern cafes and traditional pubs. Nearby occupiers include Waitrose, Sainsbury's, Boots The Chemist, WH Smith, Greggs and Costa Coffee.

Local residents and visitors alike are drawn to Chesham High Street for its unique blend of old-world charm and contemporary offerings.

The street is lined with historic buildings that add character to the surroundings, creating a picturesque setting for shopping, dining, and leisurely strolls.

# Availability

Price	£290,000
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	D (89)

# Contact

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