




**BRITISH
 PROPERTY
 AWARDS**
 2022 - 2023
 ★ ★ ★ ★ ★
GOLD WINNER
 LETTING AGENT
 IN BEACONSFIELD


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 PROPERTY
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GOLD WINNER
 ESTATE AGENT
 IN BEACONSFIELD

FIRST FLOOR OFFICE SPACE - TO LET

92 High Street, Great Missenden HP16 0AN



BARTRAMS

FIRST FLOOR OFFICE

92 High Street, Great Missenden HP16 0AN

TO LET - Usage: Class BI Offices

This lovely first floor office comprises three separate rooms and a featured bayed window offering delightful views of Church Street, spanning approximately 561.8 sq.ft. It includes a secured gated entrance to a car park with two allocated spaces. Situated on the picturesque Village High Street, this office space is perfect for a small business, located just 0.3 miles from Great Missenden Station. Access to the High Street is through a communal gate, while vehicle access is via Back Lane, leading to a shared gravelled and gated forecourt among tenants.

Location:

Great Missenden is an attractive historic village within the Chiltern Hills and offers a connection to London Marylebone (approximately 40 minutes by fast train). The picturesque High Street offers a wealth of shops, pubs and restaurants as well as a supermarket. There is a recreation park, a library and Roald Dahl Museum.

Lease: A new lease of repairing and insuring lease to exclude the security of tenure provisions of Part II of the Landlord & Tenant Act 1954

Lease Term: 10 year lease. Subject to contract and satisfactory references.

Rent: £13,500 per year (4% increase in year 3)

Rent Deposit: £3500

Parking: 2 parking spaces allocated

EPC: rating D

Local Authority: Chiltern District Council

Sat Nav: HP16 0AN





Terms

Service charge: The lease will include a provision for the Landlord to recover from the tenant a fair proportion of the cost of maintaining the structure and exterior of the building and cleaning, lighting and maintaining the common areas such as the car park. The outside entrance downstairs hallway other internal corridors, subject to a fixed annual service charge of £804 (£67 per month) to be increased yearly in line with RPI.

Insurance: The lease will include a provision for the Landlord to recover from the tenant a proportion of the cost of the buildings insurance, such proportion based a building or in a shared area square footage apportionment and in accordance with Curtis Banks group policy.

Rent Payable: The rent is to be payable from the first day of the lease term.

VAT: The property is not elected to pay VAT

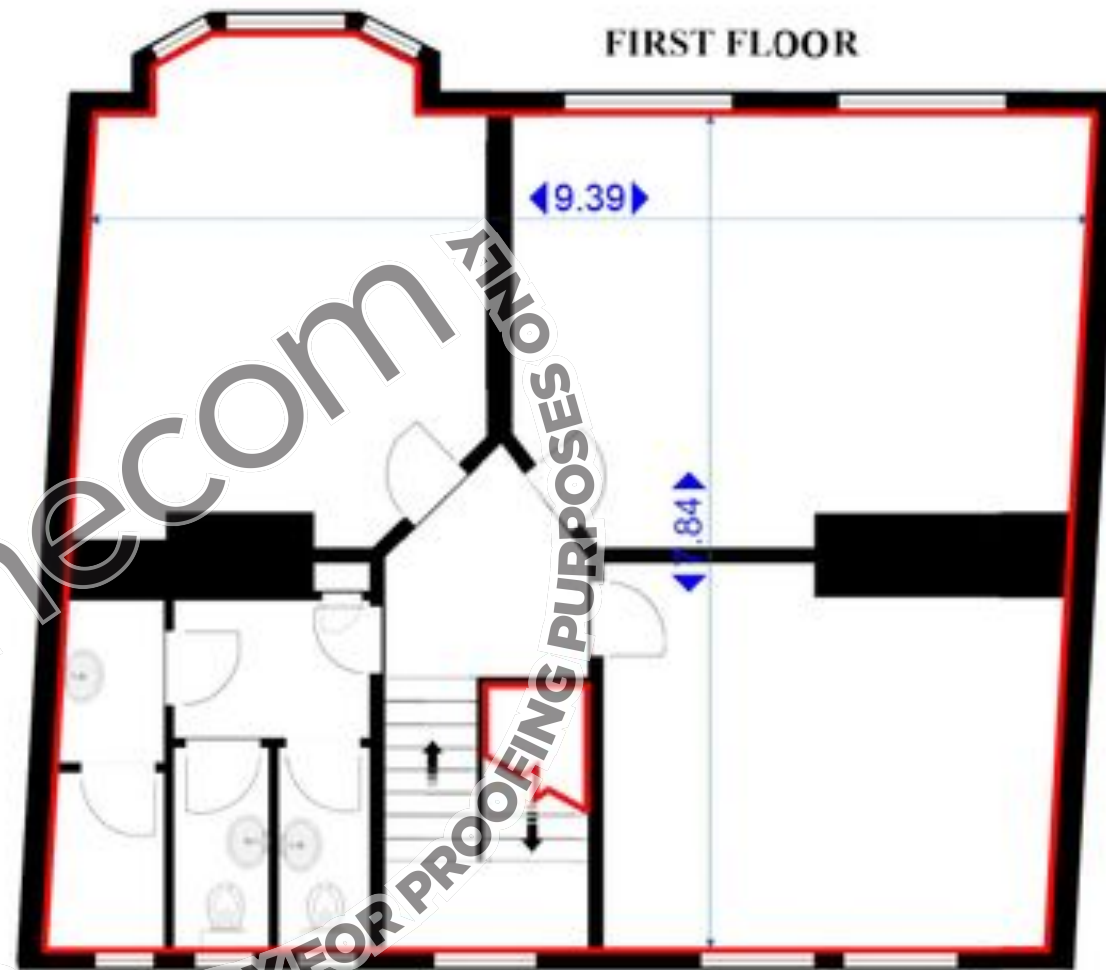
Legal Costs: Each party to bear their own legal costs incurred in this transaction. The tenants solicitor is to give an undertaking of £850 plus VAT towards the Landlords legal fees once solicitors have been instructed and liable for any legal costs should they withdraw. When the lease is completed this will be deducted off the any monies due.



**92 HIGH STREET
GREAT MISSENDEN
HP16 0AN**

SCALE 1:100 on A4

METRES					
1	2	3	4	5	6



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