



2 Three Households

Chalfont St. Giles, HP8 4LP

PROMINENT RETAIL BUILDING

1,346 sq ft
(125.05 sq m)

- Vacant Possession
- Potential to convert and extend (STP)
- Forecourt Parking
- Rear Garden
- Garage
- Viewings Strictly by Appointment Only

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Summary

Available Size	1,346 sq ft
Price	£495,000
Rates Payable	£5,239.50 per annum Small business rates relief should apply
Rateable Value	£10,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a semi-detached ground and first floor retail premises (with garage), currently used as a showroom and store, to be found in very good order.

The ground floor retail area is currently used as a showroom for the kitchens part of the business, leading to a single storey rear store with a WC. Beyond the retail unit there is access into the rear garden provided by PVC double glazed doors. The integral garage with roller shutter is currently used as an additional storage facility.

The first floor is also arranged as showroom for the bedrooms, bathrooms and an office, and is currently accessed via an internal staircase. Historically the 1st floor and part of the ground floor was a residential dwelling, and as such we would anticipate that the property could be converted back to this use and possibly extended further.

The property benefits from excellent natural light, modern fittings, PVC double glazed windows, gas central heating and parking to the front forecourt for around 4 x cars.

Location

Chalfont St. Giles is a popular commuter village within Buckinghamshire. Situated on the edge of the village centre on one of the main arterial routes in and out of the village, the property holds a prominent position next to The Village Chippy and The White Hart Inn and directly opposite the mini roundabout and its junction with Narcot Lane.

Chalfont St. Giles is within 5 miles of Junction 17 of the M25 Motorway to the east, which links to the wider nationwide Motorway network. The closest main line train station is Gerrards Cross which is within 4 miles and provides frequent services to London Marylebone and Birmingham Snow Hill.

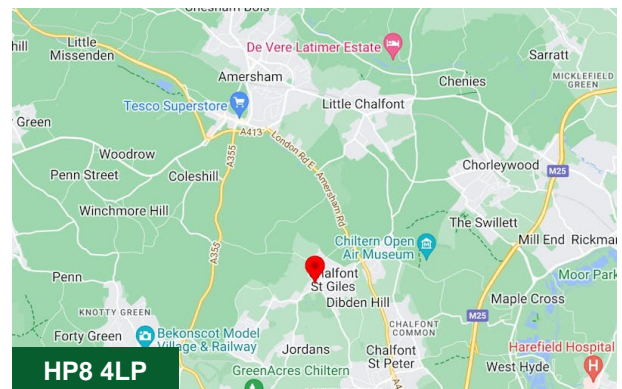
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	635	58.99	Available
Ancillary - Garage	167	15.51	Available
1st	544	50.54	Available
Total	1,346	125.04	

Money Laundering and 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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