



chandler  
garvey

TO LET



## School Hall

St Teresa's, Aylesbury Road, Princes Risborough, HP27 0JW

**SCHOOL HALL,  
VARIETY OF  
USES - TO LET**

**1,462 sq ft  
(135.82 sq m)**

- Prominent town centre location
- Entrance Lobby
- Single storey former school hall
- Available for a variety of uses
- 2 x WC's

# School Hall, St Teresa's, Aylesbury Road, Princes Risborough, HP27 0JW

## Summary

Available Size	1,462 sq ft
Rent	£18,000 per annum Plus VAT
Business Rates	To be advised
VAT	Applicable. VAT is payable on the rent.
Legal Fees	Each party to bear their own costs
EPC Rating	B (29)

## Location

Prominently located within Princes Risborough town centre, the property is directly accessed from the A4010 Aylesbury Road adjacent to the roundabout leading to the Tesco superstore and the High Street and set behind St Teresa's Roman Catholic Church.

Equidistant between High Wycombe & Aylesbury (8 miles) & 8 miles from the M40 (J6), Princes Risborough is strategically located with the additional benefit of rail connections to London Marylebone with a fastest journey time of 40 mins. Princes Risborough, an historic market town, is located on the edge of the Chiltern Hills with a population of circa 8,000.

## Description

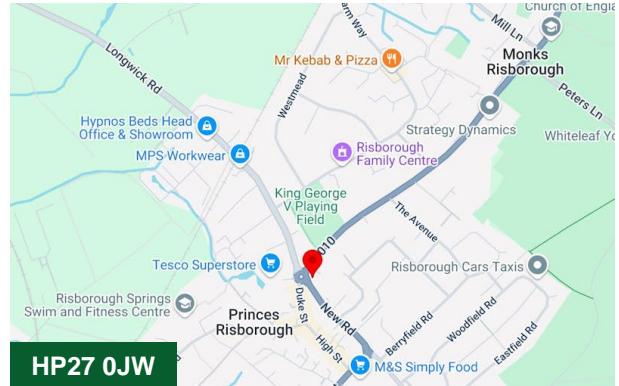
A single storey building with entrance lobby, 2 x WC's. Town centre location, large open space, suitable for a variety of uses. The property could be used by sports, leisure or medical uses however there is no parking available on the site. Town centre parking is available within a few minutes walk.

## Terms

Available on a new lease direct from the Landlord on terms to be agreed.

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



## Viewing & Further Information



**James Garvey**

01494 460258 | 07471996320

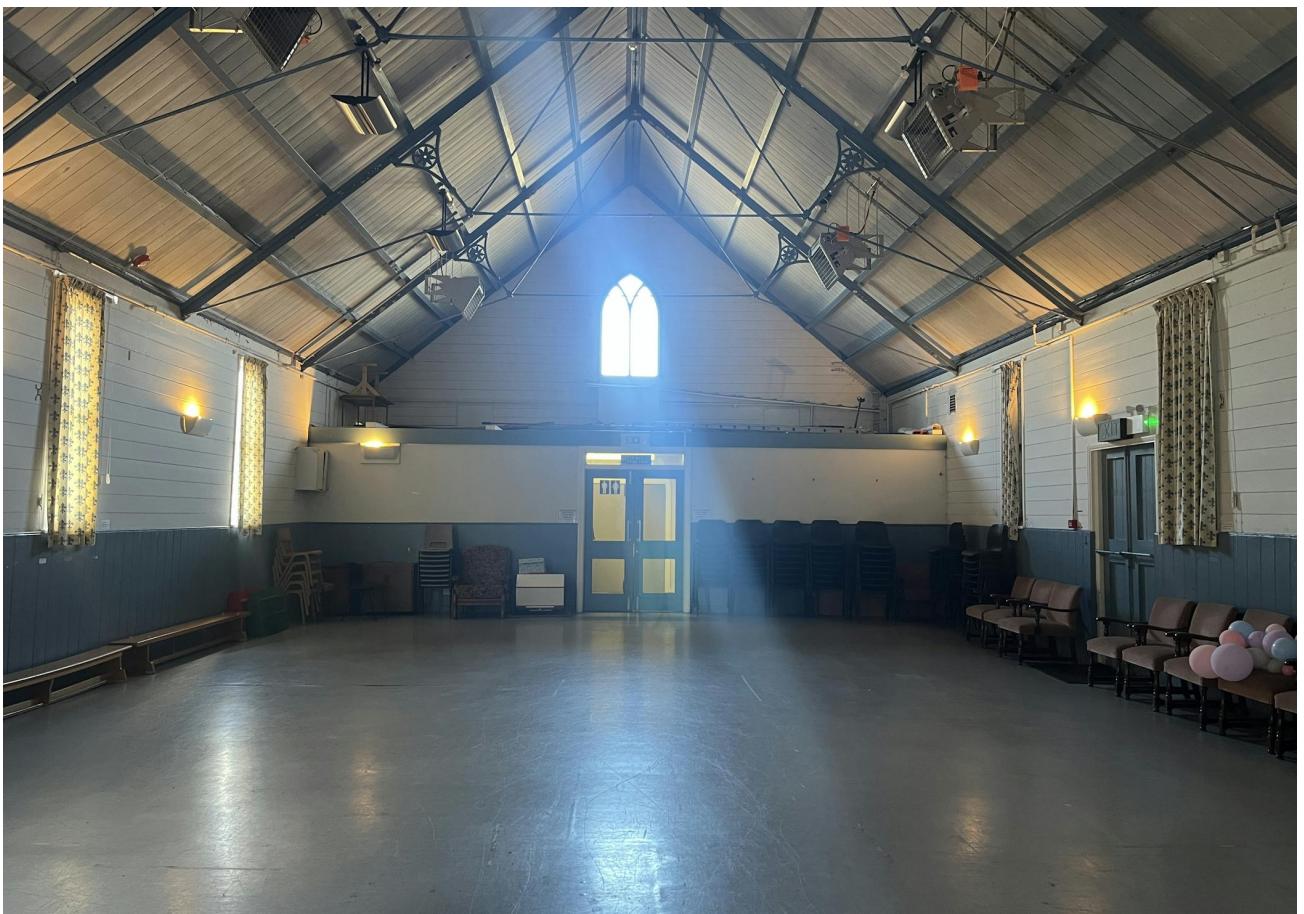
jg@chandlergarvey.com

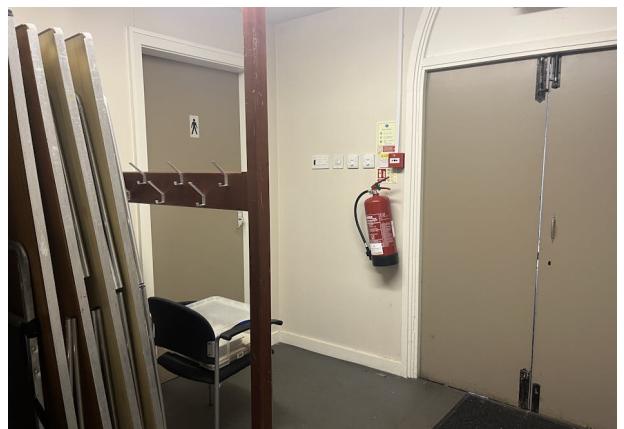
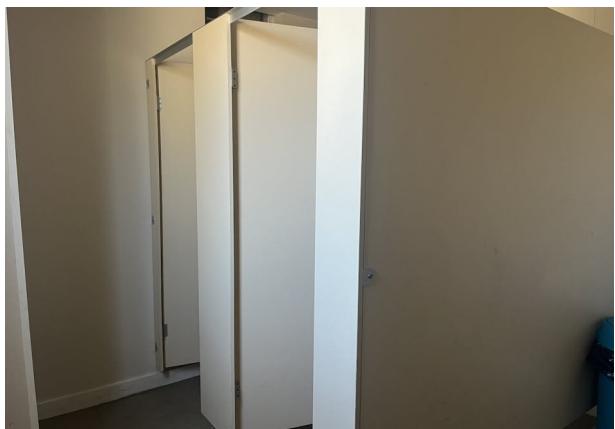
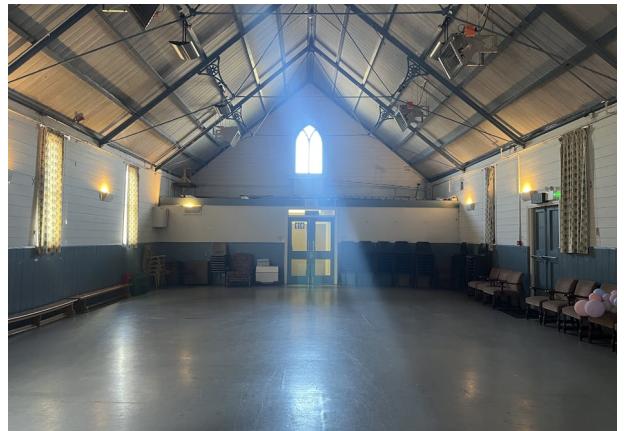


**Joanna Kearvell**

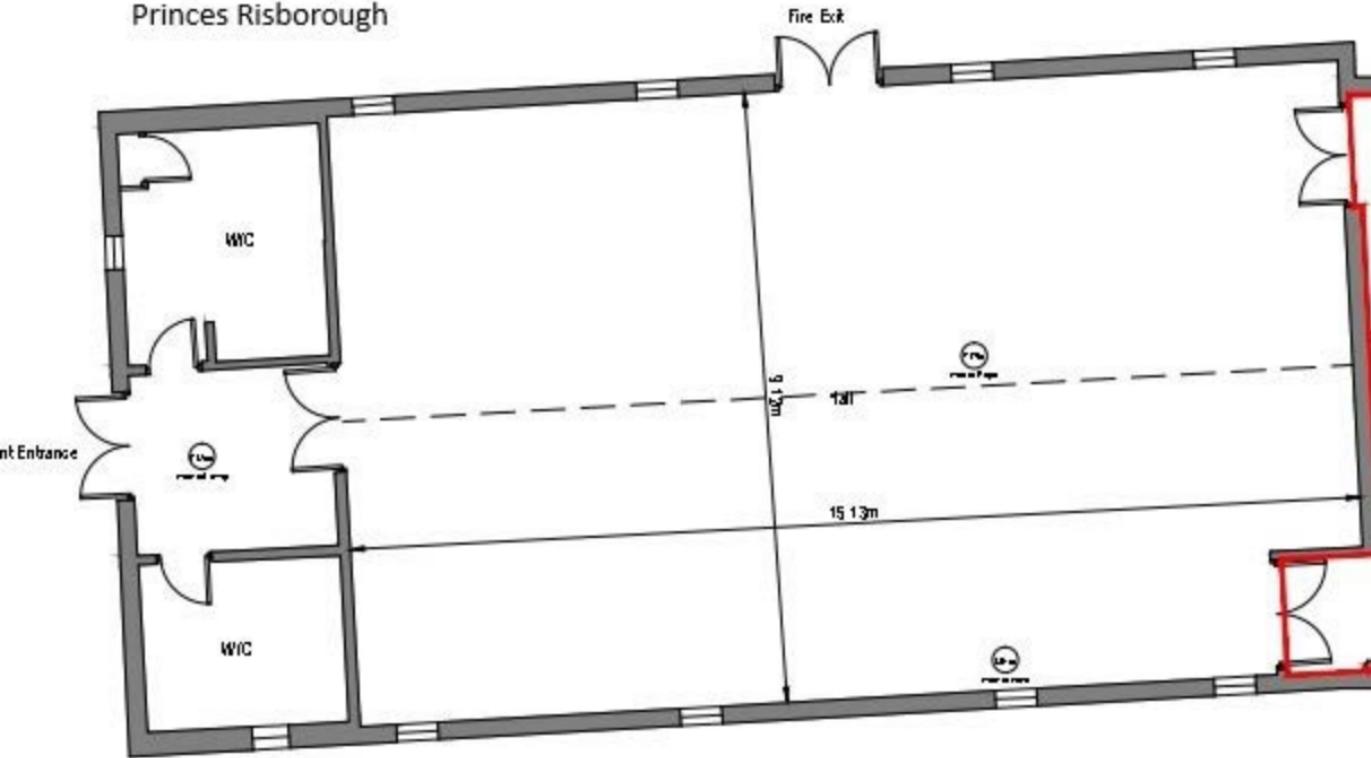
07887 793030

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Hall, St Teresa's,  
Princes Risborough



NIA 1,462 sq ft