

CHESHAM

48-52 High Street, HP5 1EP

TO LET/ MAY SELL



LOCATION

Chesham is a charming market town in the Chiltern Hills, popular with London commuters and located approximately 30 miles northwest of central London.

The property is positioned on the eastern side of High Street, just a 1-minute walk from Chesham Underground Station, serviced by the Metropolitan Line. Nearby national occupiers include Waterstones, Boots, Millets, and Costa.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor:	8,047 sq ft	748 sq m
First Floor:	9,499 sq ft	883 sq m
TOTAL:	17,546 sq ft	1,631 sq m

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

£125,000 per annum Exclusive.

SERVICE CHARGE

To be confirmed.

Rateable Value: £107,000

Rates Payable: £58,422

Interested parties are advised to make their own enquiries with the VOA.

EPC

B-30

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

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