

01494 723999

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Potentially No
Business Rates
to pay on this
property

LITTLE CHALFONT

68 ELIZABETH AVENUE, HP6 6QJ

TO LET

598 SQ FT (55.556 SQ M)

**LOCK-UP SHOP
TOGETHER WITH REAR STORE (475 SQ FT)**



www.chandlergarvey.com

Amersham

Tel: +44 (0)1494 723 999

Aylesbury

Tel: +44 (0)1296 398 383

High Wycombe

Tel: +44 (0)1494 446 612

Marlow

Tel: +44 (0)1628 902 488

Slough

Tel: +44 (0)1753 725 700

Location

The property is located in a prominent parade along Elizabeth Avenue, which is a main residential area, close to Little Chalfont Station. Communications in Little Chalfont are excellent with Junction 18 of the M25 available at Chorleywood, Junction 2 of the M40 at Beaconsfield within a 10 minute drive and Chalfont & Latimer Station is within a few minutes' walk and this provides fast, regular services to London Marylebone, Baker Street, Chesham and Aylesbury.

Description

The property provides ground floor retail premises together with a storage facility in a block to the rear.

Accommodation

Retail Zone A	366 sq ft
Retail Zone B	232 sq ft
Retail Total	598 sq ft
Lockup garage with good height	475 sq ft

Rental

Rental will be sought in the region of £15,000 per annum.

Lease

The property is available on a new full repairing and insuring lease to be drawn outside the security provisions of The Landlord & Tenant Act 1954 Part II.

Energy Performance Certificate

D100

Business Rates

The rateable value for this property is £3,300. To apply for the relief you will need to contact the local council. If you occupy more than one property then you will not receive 100% rates relief but if your property has a rateable value of less than £18,000 you can use the small business multiplier. www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

Viewing

For further information please contact:-

Chandler Garvey

Alan Chandler

01494 723999

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