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## GREAT MISSENDEN

99 HIGH STREET  
HP16 0BB

### LONG LEASEHOLD SHOP FOR SALE 160 SQ FT



#### Location

Great Missenden is a very attractive village situated in the heart of the Chiltern Hills, but within a 15/20 minute drive from Aylesbury and High Wycombe. The town benefits from the Chiltern Railway service (London Marylebone to Aylesbury) and also there is a regular bus service from the Station into High Wycombe, Aylesbury and other locations.

[www.chandlergarvey.com](http://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

## Description

The property provides ground floor retail office/workshop and benefits from:

## Amenities

- Lighting
- Electric Heating
- WC
- Kitchenette area

## Accommodation

- Floor area 160 sf (net internal)

## Lease

The property is to be held on a new 125 year ground lease at an initial annual ground rent of £250 pa.

## Transaction

FOR SALE Offers in excess of £99,500 subject to contract.

## Energy Performance Certificate

D97

## Business Rates

The rateable value for this property is £4,450 per annum. 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](http://www.voa.gov.uk).

## Legal Costs

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

## Viewing

Strictly by appointment through the Sole Agents **Chandler Garvey**

Ref: Albert Chandler  
Tel: 01296 678515  
Mob: 07387416498  
E-Mail: [afc@chandlergarvey.com](mailto:afc@chandlergarvey.com)

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