

RETAIL PREMISES IN PROMINENT LOCATION



**TO
LET**

**10 Chenies Parade, Little Chalfont,
Amersham, Bucks, HP7 9PH**

1,230 Sq Ft (114.27 Sq M)

A1 Retail

- Ground floor retail area totals 615.4 sq ft.
- Located in parade with Tesco, Costa Coffee, etc.
- Sales counter, fridge, freezers, preparation area
- Trading as a butchers for nearly 54 years
- Available to let due to retirement
- Prominent location
- Excellent communications with M25 and M40
- Close to Chalfont & Latimer railway station



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Location

Little Chalfont, in south east Buckinghamshire and is one of a group of villages known collectively as The Chalfonts which also comprises Chalfont St Giles and Chalfont St Peter. Communications in Little Chalfont are excellent with junction 2 of the M40 at Beaconsfield within a 10 minute drive and the Chalfont & Latimer railway station provides fast and regular services into London Marylebone/Baker Street and to Aylesbury and beyond.

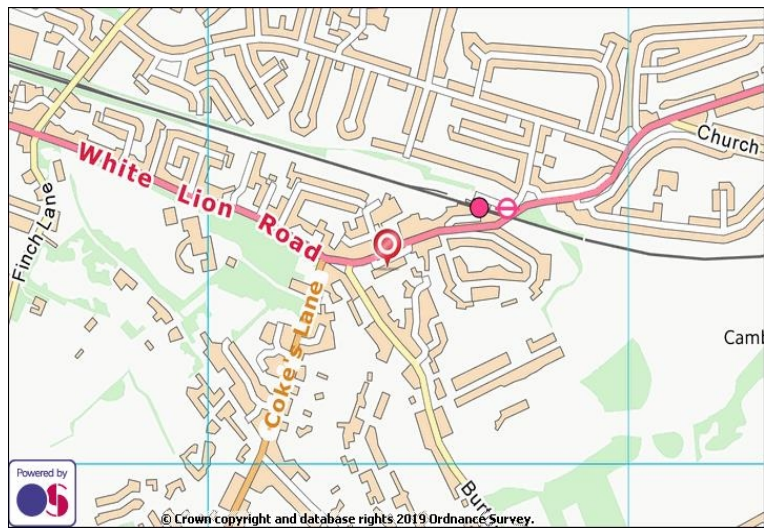
Description:

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AVAILABLE TO LET. Situated in a busy & popular shopping parade, with retail outlets including Tesco, Costa Coffee, Martins the Newsagent etc. The property provides ground floor retail space of 1,230 sq ft (114.27 sq m) and has been trading as a butchers for nearly 54 years and remains fitted out as such ie. Sales counter, fridge, freezers, preparation area etc. Now available to let due to retirement.

Accommodation:

1,230 Sq Ft (114.27 Sq M)



Rent:

£32,000 Per Annum

Business Rates:

Rateable Value £15,500

EPC:

D80

Tenure:

To Let

Legal Costs:

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

Contact

For further information or to book a viewing please contact the



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