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**Potentially No
Business Rates
to pay on this
property**

CHESHAM

**UNITS 2 & 3 POWER HOUSE
HIGHAM MEAD, HP5 2AH**

TO LET / FOR SALE

2,030 SQ FT (188.59 SQ M)

RESIDENTIAL DEVELOPMENT OPPORTUNITY



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

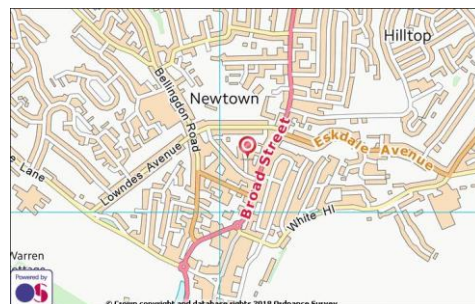
Tel: +44 (0)1628 902 488

Slough

Tel: +44 (0)1753 725 700

Location

The property is located in a commercial area of Higham Road which adjoins the A416 Chesham's main thoroughfare which gives access to the major road networks including the M25 (8 miles) and good access to central London and nearby centres including Watford, Hemel Hempstead, High Wycombe, Aylesbury etc. In addition Chesham is serviced by the London Underground with fast and efficient services to London Baker Street and beyond.



Description

An exceptional ground floor fitted office divided into 2 suites, benefitting from the following amenities.

• Separate meeting rooms	• Kitchen
• On site car spaces	• WC/Shower
• Mezzanine storage/office	• Carpeting
• Suspended ceilings with recessed lighting	• Gas fired central heating

Accommodation

Suite 2	820 sq ft
Suite 3	1,210 sq ft
Total	2,030 sq ft

NB These areas are based on gross internal measurements as defined by the Royal Institute Code of Measuring Practise

Tenure

The property is held on the residue of a 999 year lease with 13 years expired at a peppercorn rental.

Long leasehold Sale

Offers sought in excess of £350,000 plus vat for the long leasehold of the whole or alternatively our client would consider a sale of the individual units.

Rental

The property is available on a new 3/6 year Lease, outside the Security Provisions of the Landlord and Tenant Act 1954 Part II at a rental for the whole at £27,500 pax.

Service Charge

Details on request

Energy Performance Certificate

D88

Rateable Value

Unit 2 £5,700 per annum

Unit 3 £9,600 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.

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

07831 372 711 / ac@chandlergarvey.com

These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. VAT is exclusive unless otherwise stated. JUNE 2018

