



**AITCHISON  
RAFFETY**



- Impressive Grade II Listed buildings dating from 1712
- Two detached buildings
- Self-contained
- Ample private parking
- Attractive grounds of 4.7 acres including a lake
- Character features
- Suitable for a variety of class E uses or others uses subject to planning

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**The Bury, Church Street, Chesham, Buckinghamshire, HP5 1JE**

**Detached Offices, Class E Use with Excellent Parking**

**Approx. 2,336, 9,713 or 12,334 Sq Ft (217 - 1,145.83 Sq M)**

**To Let**



# The Bury, Church Street, Chesham, Buckinghamshire, HP5 1JE

## Description

The building comprises 2 Grade II listed buildings dating from around 1712 all within an attractive private estate of approx 4.7 acres including a lake. The property is made up of the original older building, The Bury, together with a linked building known as The Annexe and a separate more modern detached building known as The Stables.

## Location

The building is in the old town of Chesham, within a short walk of all town centre amenities

Train Station	0.5 miles
A41	3.9 miles
M25 (J18)	7.0 miles
Watford	15.3 miles
High Wycombe	10.9 miles
Central London	30.0 miles

## Floor Area

The Bury, Main House Ground Floor	3,037 Sq Ft	282.14 Sq M
The Bury, Main House First Floor	3,381 Sq Ft	314.09 Sq M
The Bury, Main House Second Floor	662 Sq Ft	61.5 Sq M
Annexe Ground Floor	1,152 Sq Ft	107.02 Sq M
Annexe First Floor	1,283 Sq Ft	119.19 Sq M
Annexe Second Floor	198 Sq Ft	18.39 Sq M
Stables Office Ground Floor	1,437 Sq Ft	133.5 Sq M
Stables Office First Floor	899 Sq Ft	83.52 Sq M
<b>Total</b>	<b>12,334 Sq Ft</b>	<b>1,145.83 Sq M</b>



Annexe



Main House & Front Terrace



Stables Office



Reception



# The Bury, Church Street, Chesham, Buckinghamshire, HP5 1JE



Ground Floor Office The Bury



Main Meeting Room The Bury

## Rent

Main House and Annexe	£150,500 per annum
Stable Block	£39,750 per annum
<b>Total Rent as a whole</b>	<b>£190,250 per annum</b>

## Terms

The entire complex is available to be let to one tenant on a new lease for a term to be agreed although consideration may be given to leasing The Stable separately. Any lease is to be excluded from the Landlord & Tenant Act 1954 security of tenure

## Business Rates

From the VOA website there is a single assessment for the main house, stable and annexe, as well as 2 other assessments for individual suites.

The total assessments at present are £82,975 resulting in rates payable of circa £42,483 for 2023-24 although these may need reassessment and tenants are advised to obtain their own advice.

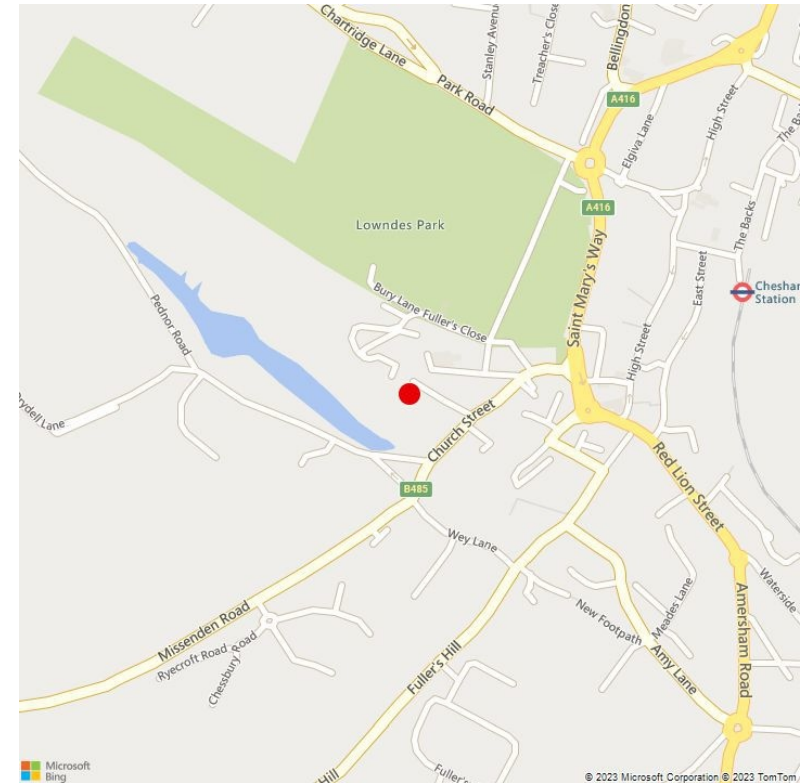
## VAT

There is no VAT payable on this property

## EPC

Main House & Annexe - Band E-108

Stables - Band D-96.



## Viewings

Strictly by appointment via the soles agents - Aitchison Raffety  
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