



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



FREEHOLD RETAIL INVESTMENT FOR SALE

ST GILES WALK, THE GREEN, CHALFONT ST GILES,
BUCKS HP8 4QA

- LET TO 2 HAIRDRESSERS
- VILLAGE LOCATION
- SMALL LOT SIZE
- VAT FREE INVESTMENT
- 6.9% NET INITIAL YIELD

LOCATION

The premises are situated on The Green, in the centre of the village. The A413 is close at hand, giving swift access to the M25 to the south and Amersham and beyond to the north. The location is a mixed retail, restaurant and residential one, with mostly independent businesses in an affluent local catchment.

What3Words Location: [///ENTER.CROWNED.WEEP](https://www.what3words.com/?w3w=///ENTER.CROWNED.WEEP)





PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



DESCRIPTION

The property comprises a very attractive period building with residential first floor (sold off) and two small shop units sharing a common entrance and lobby, and with rear servicing and parking. Both tenants have been at the property for a long time and trade well. No rents are outstanding, with both tenants paying through the Covid lock-down period.

The following approx. floor areas apply:

Shop 1:

Overall: 61.13 m² (658 ft²)

Store: 4.83 m² (52 ft²)

Total: 65.96 m² (710 ft²)

ITZA: 35.1 m² (377.8 ft²)

Shop 2:

Overall: 24.43 m² (263 ft²)

ITZA: 20.25 m² (218 ft²)

Your contact for
this property is



PHILIP MARSH

philip@pmcd.co.uk
01494 683 642 - Beaconsfield

TENANCIES

Shop 1 is let to 2 partners Trading as Village Hair on an effectively FRI lease, recently extended to expire 24 March 2028, at a passing rent of £12,000 p.a.x. payable monthly in advance. Shop 2 is let to an individual for a term expiring 24 March 2028 and with a rent review 25 March 2023 (not implemented). A side letter excludes external repairs, personal to the current tenant. The passing rent is £8,000 p.a.x.

EPC

Shop 1: D, Shop 2: C

TERMS

We are seeking offers in excess of £280,000 for the freehold interest.

LEGAL COSTS

Both parties' legal costs to be borne by the purchaser.

VIEWING

Viewing strictly by appointment through the sole agents:

PMCD

01494 680 000 – www.pmcd.co.uk



39 Windsor End, Beaconsfield, HP9 2JN

PHILIP MARSH
COLLINS DEUNG



Philip Marsh Collins Deung/PMCD Retail and their clients give notice that (i) these particulars are issued as a general guide only and do not constitute part of an offer or contract. (ii) Whilst care is taken in the preparation of these details they cannot be relied upon as statements or representations of facts and no liability can be accepted as to their accuracy. Intending occupiers or purchasers should make their own investigations to satisfy themselves as to the facts, and should take professional advice. (iii) No person in the employment of Philip Marsh Collins Deung/PMCD Retail has any authority to make or give any representation or warranty in relation to the property. (iv) Unless stated otherwise, rents or prices quoted are exclusive of VAT.