



**AITCHISON
RAFFETY**



- Class E planning
- Would suit a variety of uses including gyms
- Large parking area for approx. 8 cars
- Kitchen
- Self-contained

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Gravel Hill/ A413, Chalfont St. Peter, Gerrards Cross, SL9 9QP

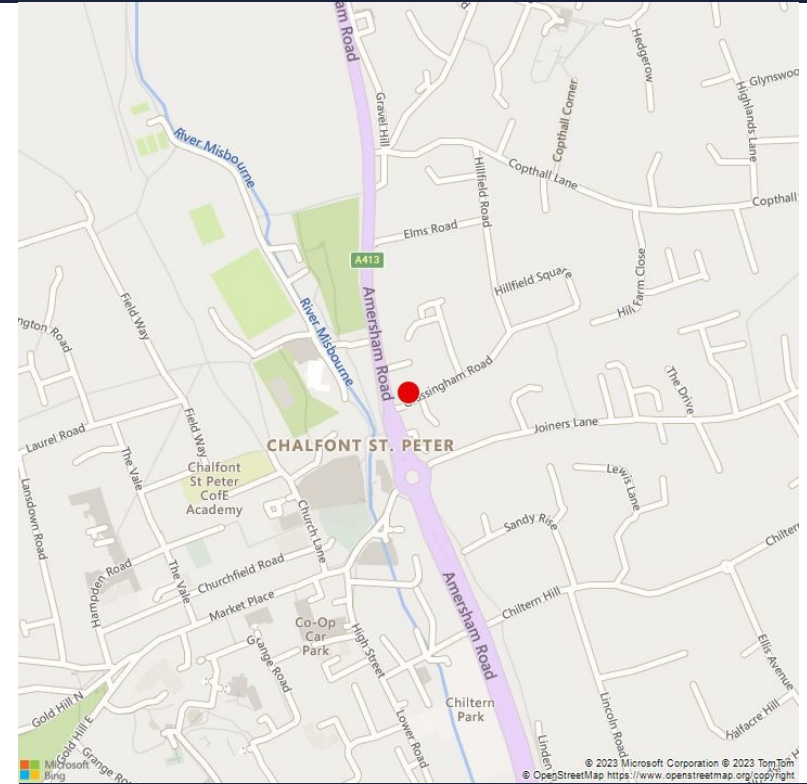
Two-storey Class E unit with excellent parking area

what3words.com/hero.sector.edit

Approx. 2,408 Sq Ft (223.7 Sq M)

To Let

Gravel Hill/ A413, Chalfont St. Peter, Gerrards Cross, Buckinghamshire, SL9 9QP



Description

The property comprises a two-storey commercial unit previously used as offices and storage space.

There is a kitchen at ground floor and parking for approx. 8 cars

Location

Situated on a small private estate overlooking the A413 at Chalfont St Peter, adjacent to the junction with Grassingham Road, close to the centre of Chalfont St Peter. There is a public pay and display car park opposite

Town centre	0.2 Miles
A40 Denham	4.6 Miles
M25 (Junction 17)	4.4 Miles

Floor Area

Ground Floor	1,320 Sq Ft	122.63 Sq M
First Floor	1,088 Sq Ft	101.08 Sq M
Total	2,408 Sq Ft	223.7 Sq M

Rent

£32,500 per annum exclusive

Terms

A new lease is available for a term to be agreed to be excluded from the security of tenure of the Landlord & Tenant Act 1954

Business Rates

From verbal enquiries, we understand the current rateable value is £19,250 with rates payable in the order of £9,605 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

The property has a rating of 108 - Band E

Viewings

Strictly by appointment via the sole agents Ian Archer, 01442 220800, ian.archer@argroup.co.uk or Elliot Lusby-Park, 01442 220800, elliott.lusby-park@argroup.co.uk



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