



PMCD RETAIL

SHOPS & RESTAURANTS

REVISED TERMS – APRIL 2024 – FREEHOLD GUIDE PRICE £475,000, OR MAY LET CLASS E PREMISES



**CLASS E RETAIL PREMISES ON TWO FLOORS
TO LET APPROX 975 sf (90.6 sm)**

OR

**FREEHOLD OF BUILDING INCLUDING 1 BED
SELF-CONTAINED FLAT**

FOR SALE

11 MARKET PLACE, CHALFONT ST PETER SL9 9EA

- PROMINENT CENTRAL POSITION
- NEW LEASE OR FREEHOLD FOR SALE WITH VACANT POSSESSION OF THE COMMERCIAL PREMISES
- REAR SERVICING FROM CHURCHFIELD ROAD
- STREET PARKING IN FRONT AND PUBLIC CAR PARK WITHIN SHORT WALK

LOCATION

The property is located along Market Place, the principal retail road in Chalfont St Peter, opposite the prestigious Grange development, built by Charles Church in 2017, with approx. 200 homes and a residential care home for 40 residents.

Chalfont St Peter is host to a range of shops, offices, cafes and restaurants serving a large local residential population (approx. 13,000 according to the 2011 Census). It is located between Gerrards Cross (approx. 2 miles) and Amersham (approx. 5 miles), close to Chalfont St Giles (approx. 2 miles) and Little Chalfont (approx. 5 miles).

ENERGY PERFORMANCE CERTIFICATE

Draft Rating D (90)





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Your contact for this property

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Ground floor



First floor

DESCRIPTION

The property consists of split-level retail at ground floor with kitchen and wcs at the rear and access to Churchfield Road (the rear service road). The first floor comprises two good sized rooms and can be accessed from the shop or via Churchfield Road. Given the property benefits from Use Class E, a range of uses including retail, medical, offices and leisure will be considered. In addition, the first floor lends itself to conversion to an alternative, self-contained use such as a flat or office, subject to consents.

The following approx. areas apply:

Lower retail:	271 sf (25.2 sm)
Upper retail	262 sf (24.3 sm)
Kitchen:	31 sf (2.9 sm)
First floor Room 1:	273 sf (25.4 sm)
First floor Room 2:	138 sf (12.8 sm)
Total:	975 sf (90.6 sm) plus wcs at ground floor & circulation

Plus self-contained 1 bed flat.

TERMS

A new lease of the commercial parts of the premises may be available on terms to be agreed at an initial rent of £20,000 per annum exclusive.

Alternatively, the freehold is available including the self-contained 1 bedroom flat (plus kitchen, bathroom and sitting room – refurbished in 2016) currently let at £960 pcm. Guide Price £475,000.

VAT

We are advised that VAT is not currently chargeable on the rent or price.

BUSINESS RATES

The commercial property has a 2023 Rateable Value of £12,750

Approx rates payable for tax year 2024/25: £6,362 less substantial discounts of at least 75% for this tax year (resulting in £1,590 payable or less) subject to qualifying – further details on application or enquiries to Buckinghamshire Council – 01895 837540

ATTENTION TO RETAIL

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VIEWING

Strictly by appointment through the sole agents:

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