

TO LET

**Prominent High Street Premises
Suitable for retail and 'Class E' uses.**



**32 HIGH STREET
CHALFONT ST PETER,
BUCKINGHAMSHIRE SL9 9QD**

Misrepresentation Clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements of representations of fact. All prices and rents quoted are exclusive of VAT.

01923 372 422
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Location

Chalfont St Peter is located in Buckinghamshire, 22 miles from central London and 5 miles from M25 J16, M40 J1A.

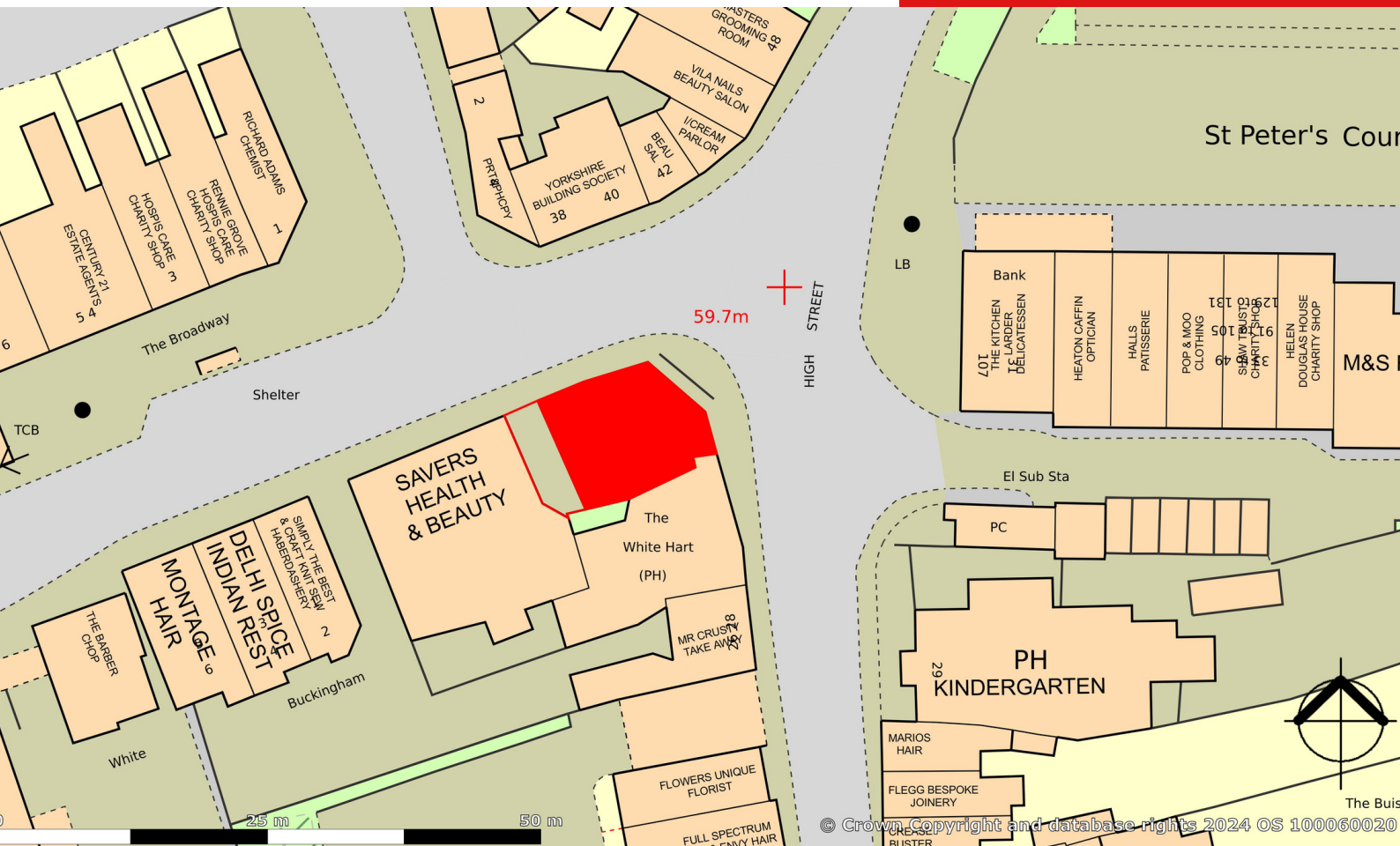
The property is situated in a prime location on the junction with Market Place and High Street. The affluent village boasts a diverse range of retailers, including M&S Foodhall, Morrisons Daily, Savers, and Costa. Additionally, Chalfont St Peter is as a vibrant hub for independent retailers and local businesses. Convenient parking is available in three public car parks nearby.

savers

Morrisons Daily

COSTA

M&S
FOODHALL



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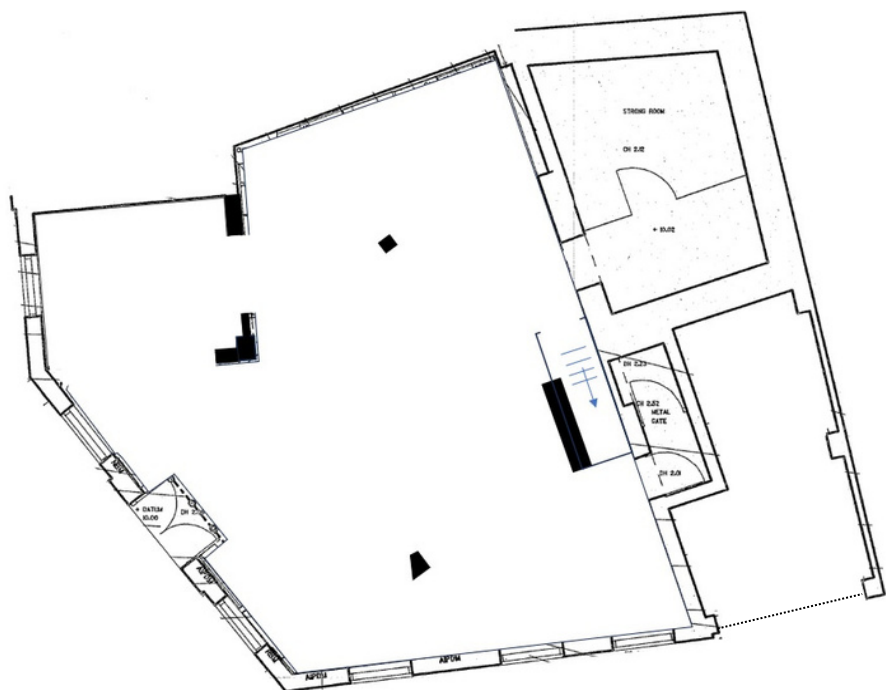
Description

The property is a linked detached premises, offering accommodation on the ground floor and first floor. Access to the property is through an entrance off the High Street.

The ground floor includes open-plan retail/Class E accommodation, a secure vault, and external stores. On the first floor, there are office rooms, two separate WC's, a kitchen, and a boiler room. A side access yard is shared with Savers next door.

Accommodation

Ground	1,205 sqft	111.95 sqm
First	689 sqft	64.01 sqm
Total	1,894 sqft	175.96 m2



Ground floor plan (not to scale)

Terms

A new full repairing lease on terms to be agreed with the landlord.

Rent

Quoting rent £40,000 pa (exclusive).

Business Rates

Rateable Value - £16,000
Annual rates payable estimated at £7,984 (2024/25).

EPC

To be advised.

VAT

We are advised VAT is not applicable.

Legal costs

Each party to bear their own legal and other associated transaction costs.

Viewings

By prior appointment only.

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ALL ENQUIRIES

AMRO
COMMERCIAL REAL ESTATE



James Huckerby
jamesh@amrocommercial.co.uk
07795 668 489
01923 372 422



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amrocommercial.co.uk