

# FOR SALE

## OR TO LET

### Prominent High Street Premises

Suitable for retail and 'Class E' uses.

Potential first floor residential conversion STP.



# 34 HIGH STREET CHALFONT ST PETER, BUCKINGHAMSHIRE SL9 9QD

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**01923 372 422**  
**amrocommercial.co.uk**

# 34 HIGH STREET, CHALFONT ST PETER, BUCKINGHAMSHIRE SL9 9QD

## Location

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

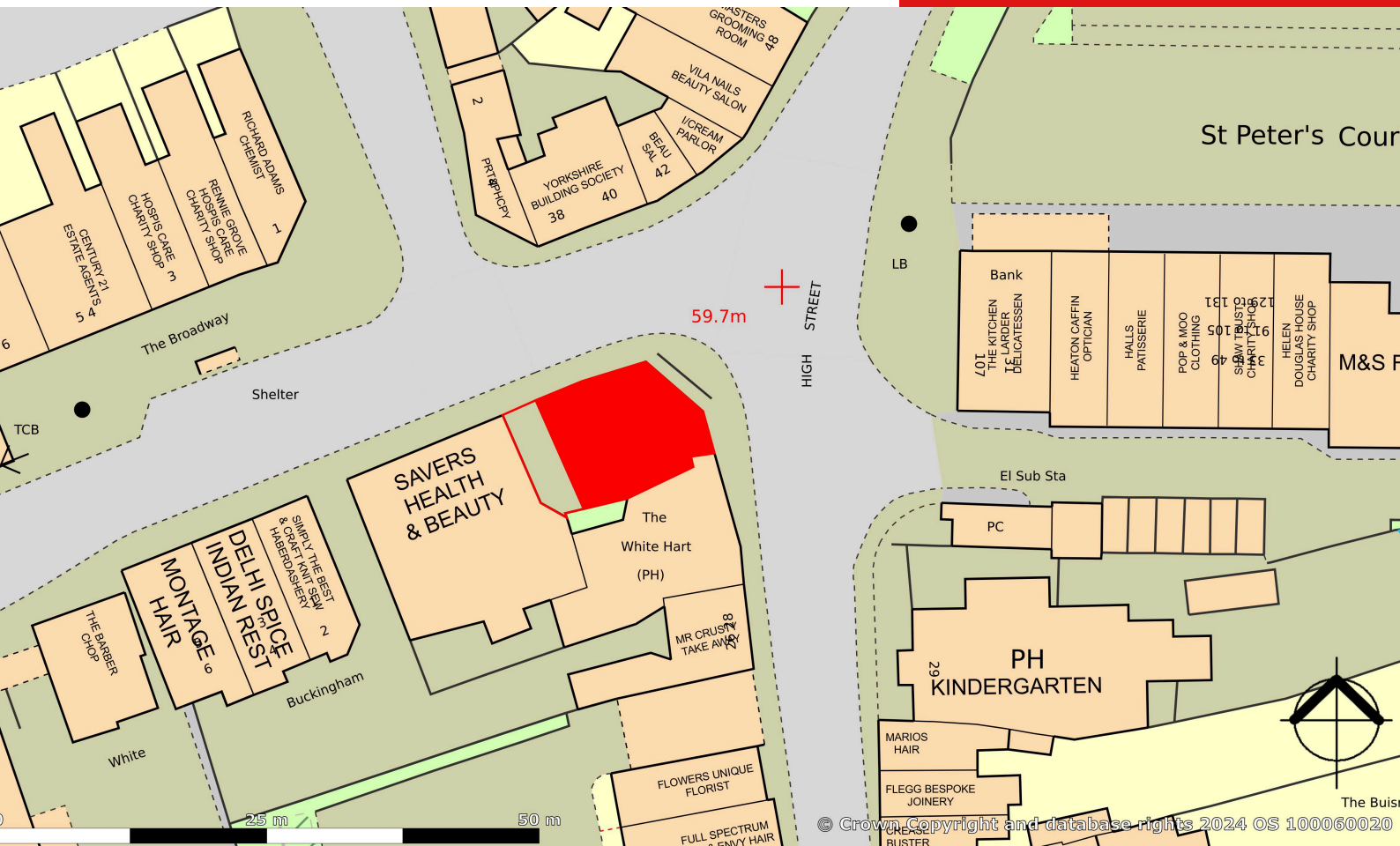
The property is situated in a prime location on the junction with Market Place and High Street. The affluent village boasts a diverse range of retailers, including M&S Foodhall, Morrisons Daily, Savers, and Costa. Additionally, Chalfont St Peter is as a vibrant hub for independent retailers and local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

Based on RICS Code of Measuring Practice IPMS 3

The Gross Internal Area is 2,209 SqFt (205.22 SqM)

## Planning

The consented use for the building falls under Class E (Commercial Business and Service uses).

Class E allows a range of commercial uses, including retail, offices, medical/health services, daycare, nursery, financial services, indoor sport/fitness, and food sales, among others.

The upper parts provide an opportunity for conversion in to residential flats, subject to planning consent.

## Business Rates

Rateable Value - £16,000

Annual rates payable estimated at £7,984 (2024/25).

## EPC

Rated E

## 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.

## Lease Terms

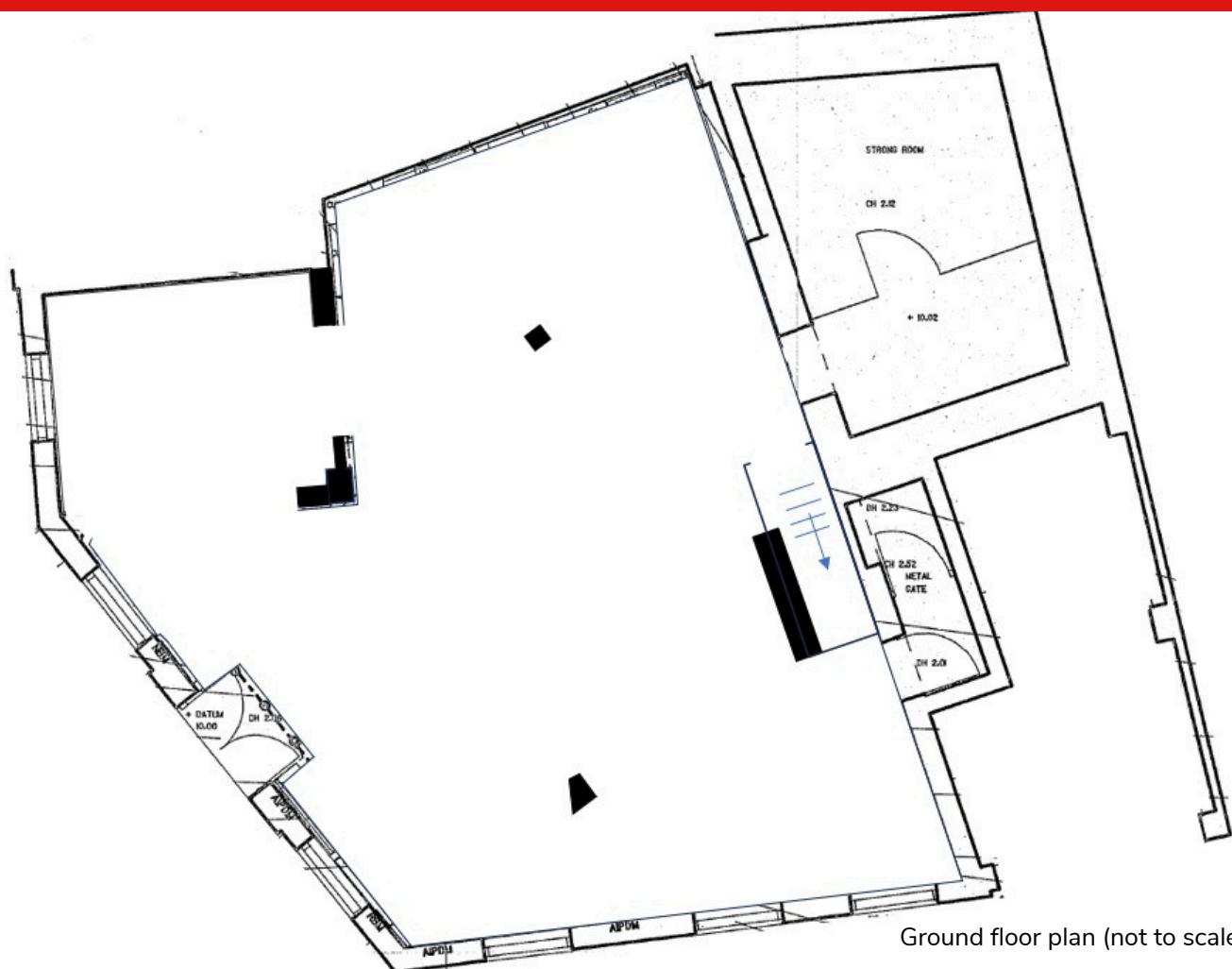
A new lease on terms to be agreed with the landlord.

Quoting rent £40,000 pax.

## Freehold

We are instructed to seek OIEO £850,000 for our clients freehold interest.

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**ALL ENQUIRIES**

**AMRO**  
COMMERCIAL REAL ESTATE



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