



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

Preliminary Particulars

TO LET

**Prominent Double Fronted Commercial / Retail Unit
In an Affluent Town on a Busy Retail Parade**

**19 NIGHTINGALES CORNER
LITTLE CHALFONT
AMERSHAM HP7 9PY**



457 sq.ft. (42.54 sq.m) Approximate Net Internal Area

FLEXIBLE LEASE TERMS AVAILABLE

LOCATION

The property is located on a retail parade on Nightingales Corner, just off Burtons Lane in the centre of Little Chalfont, as well as being within walking distance of the Chalfont & Latimer underground station.

Little Chalfont is an affluent area and the premises is situated close to many amenities and national retailers including Costa Coffee, Skipton Building Society, Tesco Express and Wenzel's.

DESCRIPTION

The property comprises a ground floor double-fronted commercial unit which is currently fitted out as a fashion boutique and provides open plan retail space with stores to the rear. The premises is suitable for a variety of uses.

ACCOMMODATION (Approximate Net Internal Area)

Ground Floor Retail - 326 sq.ft.
Storage – 131 sq.ft.
WC -

Fixtures & Fittings:

These are available to purchase, further details upon request.

Total approximate Net Internal Area - 457 sq.ft. (42.54 sq.m)

FACILITIES include:-

- Double fronted ground floor retail unit
- Affluent location near principal shopping destination
- Car parking available nearby
- WC
- Kitchenette
- Walking distance to underground station

TERMS

The property is available by way of a new full repairing and insuring lease to be agreed by negotiation.

RENT

Ground Floor Retail Unit - £13,950 per annum, exclusive of business rates and building insurance.

VAT

We understand from the Landlord that VAT is not applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATEABLE VALUE

The Valuation Office website indicates a 2023 Rateable Value of £9,600. Rate in the £ for 2022/23 is 49.9 pence. Small Business Rates relief may be applicable.

ENERGY PERFORMANCE RATING:

C - 61

VIEWING - Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy

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