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**PROPERTY PARTICULARS**

## Prominent Retail Shop Situated in an Affluent High Street, with Office space and Stores

**5 Market Square  
CHESHAM  
HP5 1HG**



**1,166 sq.ft. (108.2 sq.m.) Approximate Net Internal Area**

**TO LET**

**Suitable for a variety of uses: including medical, retail, educational –  
under E Class Consent**

## LOCATION

The property is situated in a highly visible position fronting the A416 Berkhamsted Road within this popular pedestrianised area of Chesham town centre.

## DESCRIPTION

The premises provide open plan sales space at ground floor level with rear store and male and female WCs. A further store/office can be found at first floor level to the rear.

## ACCOMMODATION (Approx. Net Internal Area):

Retail space	613 sq.ft.	(56.91 sq.m)
Rear store /office	279 sq.ft.	(25.80 sq.m)
First floor office/store	274 sq.ft.	(25.48 sq.m)
<b>TOTAL -</b>	<b>1,166 sq.ft.</b>	<b>(108.2 sq.m)</b>

## TERMS

The property is available 'To Let' on a new effective full repairing and insuring lease, in whole on terms to be agreed by negotiation.

## RENT

£18,750 per annum. The rent is exclusive of all other outgoings, including business rates, utilities, service charge and VAT (If applicable)

## RATEABLE VALUE

The rateable value for the property in its entirety is £15,250 per annum with effect from 1<sup>st</sup> April 2023.

## ENERGY PERFORMANCE RATING

To be confirmed.

## LEGALS

Each party to bear their own legal costs in this transaction.

**VIEWING** - Strictly by appointment with the Sole Agent:-

**Duncan Bailey Kennedy LLP**  
High Wycombe Office  
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