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PROPERTY PARTICULARS

**FREEHOLD ROADSIDE INVESTMENT OPPORTUNITY
FOR SALE**

**PHEASANT HILL GARAGE
LONDON ROAD
CHALFONT ST GILES
BUCKS HP8 4NN**



**PROMINENT MOTOR DEALERSHIP & CAR SHOWROOM
WITH WORKSHOP**

LOCATION

The property is prominently located in an affluent area just to the north of the village of Chalfont St Giles, Buckinghamshire in an elevated position on the northern side of the A413 London Road. This is a busy location with significant passing trade. The A413 links Amersham to the north and Chalfont St Peter, Gerrards Cross and Junction 1 of the M40 / Junction 16 of the M25 to the south.

DESCRIPTION

The premises comprise a detached car showroom with workshops to the rear on a corner plot of approximately 0.17 hectares / 0.42 acres. The accommodation is split level providing two floors of showrooms to the front with workshops to the rear and offices situated on a mezzanine floor. The workshop accommodation is accessed to the rear off Vache Lane. There is good onsite forecourt parking with approximately 27 display spaces fronting and accessed from London Road, with a further 17 display / parking spaces to the rear accessed from Vache Lane.

The property is suitable for future alternative uses or redevelopment, subject to the necessary planning consents being obtained.

ACCOMMODATION

The premises provide the following accommodation measured on a gross internal area basis: -

Ground Floor:

Showroom / WC's	126.23 m2	1,359 sq. ft.
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First Floor:

Showroom / WC's	132.15 m2	1,422 sq. ft.
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Reception / Parts Store	60.08 m2	647 sq. ft.
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Workshops	295.22 m2	3,178 sq. ft.
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Mezzanine Offices	34.60 m2	372 sq. ft.
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External workshop changing rooms / WC & Storage

11.27 m2	121 sq. ft.
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TOTAL

659.54 m2	7,099 sq. ft.
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INVESTMENT DETAILS

The property is let to CSG Motor Company Limited from 1st January 2017 for a 15 year term at a passing rent of £95,000 per annum, rising to £100,000 per annum on 1st January 2027. There is a mutual break clause on the tenth year of the term operable with a minimum of six months prior written notice. The lease is inside the Landlord & Tenant Act 1954 Part II.

The lease is full repairing. A copy of the lease is available on request.

PRICE

Our clients seek £1,850,000 for their freehold interest on an unconditional basis, subject to contract. VAT is applicable.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering it will be necessary for the successful bidder to provide company information, identification and proof of funds before the deal is completed.

BUSINESS RATES

The Valuation Office website indicates that the 1st April 2023 Rateable Value for the property is £68,000. Rate in the £ for 23/24 is 51.2p.

ENERGY PERFORMANCE RATING

D-100

LEGAL COSTS

Each party is to be responsible for their own professional and legal fees.

VIEWING

Strictly by appointment with the Joint Sole Agents Duncan Bailey Kennedy and Kempton Carr Croft:



Phillip Mawby / Tom Good

E: phillipm@dbk.uk / tomg@dbk.co.uk

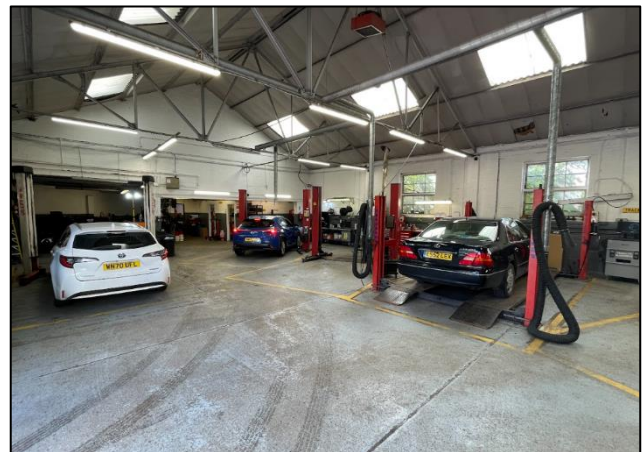
T: 01494 450951

Joint agent: Mitchell Brooks 01628 582707

mitchell.brooks@kemptoncarr.co.uk



EG Radius Leaderboards



PLAN

