

1st FLOOR OFFICE TO LET



Prime position in Prestwood

758 sq.ft. (70.46 sq.m)

6 Chequers Parade,
Wycombe Road,
Prestwood, HP16 0PN

Location:

The property is located in the quaint English Village of Prestwood, located 7 miles from Amersham & 5 miles from High Wycombe.

The property is located in a prominent area of the village close to all local amenities including Post Office, chemist, and butchers

Description:

The property consists of 1st floor accommodation which is partitioned into 5 rooms along with a kitchenette and two W/C facilities. The property includes, storage heating, good natural lighting. The property also comes with 2 parking spaces at the front of the building, within the designated car park.

The last tenant was at the property for 34 years.

If taken before 31 December 2020, the landlord is prepared to give the tenant a deal.

Jaggard Macland LLP comply with the Code for Leasing Business Premises and interested parties should seek independent professional advice [rics.org/guidance](https://www.rics.org/guidance)

Important notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Rent:

£12,000 per annum

EPC:

An Energy Performance Certificate with rating of E.

Rates:

The office has a rateable value in the 2017 Rating List of £8,000. The estimated rates payable are £3,900. The office may be eligible for small business rates relief. Interested parties are advised to seek independent advice on the rates payable

Legal Costs:

Each party to bear their own professional costs

Viewing:

For further information or an appointment to view please contact Natalie Chiku on 01494 677755 or nc@jaggardmacland.co.uk

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