

PRIME RETAIL PREMISES - TO LET



Busy location close to Chesham Train Station

**85 High Street,
Chesham,
HP5 1DE.**



Location:

Prominent retail/ office premises located in the centre of Chesham High Street, directly adjoining Hunters Estate Agents and close to WH Smith.

The property is in a busy trading location with off-street public car parking available within a few minutes walk. Chesham Train Station is also within a short walking distance with services into London in approximately 40 minutes.

Other well-known occupiers in the town include Costa Coffee, Waterstones, Sainsbury's, Café Nero and Waitrose.

Description:

Ground floor retail premises with rear storage and first floor offices comprising the following approximate floor area

Ground Floor	419 sq ft
First Floor	753 sq ft
Total	1,172 sq ft

Important notice

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Tel: 01494 677755

Lease:

New lease to be agreed.

Rent:

£20,000 pax.

EPC:

D 77

Rates:

The Valuation Office Agency website shows a rateable value of £8,100. Interested parties are advised to seek independent advice on the rates payable.

Legal costs:

Tenant to bear both parties' professional costs.

Viewing:

For further information or an appointment to view, please contact Connor Harrington on 01494 689 604 ch@jaggardmacland.co.uk or contact Bill Harrington on 01494 689 602 bh@jaggardmacland.co.uk

Subject to Contract (April 22)

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