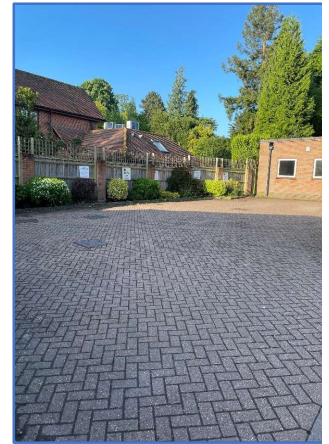


# PROMINENT CHARACTER OFFICES – FOR SALE



## Great location in Little Chalfont

## Bourbon Court, Nightingales Corner, Little Chalfont, HP7 9QS



### Location:

Situated just off White Lion Road which connects Little Chalfont and Amersham. Bourbon Court is within a couple of minutes' walk of the village centre, with its many amenities including shops, restaurants, pubs and offices.

The property would lend itself to a number of alternative uses including offices, medical, children's day nursery, residential or leisure.

### Description:

Office premises split over lower ground, ground and first floors giving the following approximate areas:

Lower Ground	662 sq ft
Ground Floor	1,884 sq ft
First Floor	1,553 sq ft
<b>Total</b>	<b>4,099 sq ft</b>

### Price:

Offers in excess of £1.75m.

### **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.

### Freehold:

The property is currently let on an FRI lease due to expire in September 2022, although the tenants have indicated that they may be willing to vacate prior to this.

### EPC:

E 111

### Rates:

To be confirmed

### Legal costs:

Each party to bear their own professional costs.

### Viewing:

For further information or an appointment to view, please contact Connor Harrington on 01494 689 604 or email [ch@jaggardmacland.co.uk](mailto:ch@jaggardmacland.co.uk) or Bill Harrington on 01494 689 602 or email [bh@jaggardmacland.co.uk](mailto:bh@jaggardmacland.co.uk)

Aug-21

## Tel: 01494 677755

Jaggard Macland LLP  
McBride House  
32 Penn Road  
Beaconsfield  
Bucks  
HP9 2FY

01494 677755  
[info@jaggardmacland.co.uk](mailto:info@jaggardmacland.co.uk)  
[www.jaggardmacland.co.uk](http://www.jaggardmacland.co.uk)

