

# 1<sup>st</sup> FLOOR OFFICE TO LET



## Prime position in Prestwood

## Suite 4, Chequers Parade, Wycombe Road, Prestwood, HP16 0PN

### Location:

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

Great Missenden train station is approximately 1.5 miles away with services into London and Aylesbury. The A413 is approximately 1.5 miles away with access into Amersham and Wendover.

The property is located in a prominent area of the village close to all local amenities including The Post Office, The Chequers Tree Public House and Sainsbury's Local.

### Description:

The suite consists of 1<sup>st</sup> floor accommodation with open plan office space along with a kitchenette and W/C facilities. The property includes storage heating and good natural lighting. Parking is available in the communal carpark on the forecourt at the front of the parade.

1<sup>st</sup> Floor Office

332 sq ft

### Rent:

£5,500 per annum

### 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.



### Lease:

A new lease by negotiation

### EPC:

An Energy Performance Certificate with rating of D.

### Rates:

The office has a rateable value in the 2017 Rating List of £1,325. 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 profession costs

### Viewing:

For further information or an appointment to view please contact Connor Harrington on 01494 689 604 or [ch@jaggardmacland.co.uk](mailto:ch@jaggardmacland.co.uk) or Bill Harrington on 01494 690 602 or [bh@jaggardmacland.co.uk](mailto:bh@jaggardmacland.co.uk)

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