

1st FLOOR OFFICE - TO LET



Prime position in Prestwood

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

Location:

1st Floor office accommodation on a busy retail parade in the centre of Prestwood. Prestwood is a small village located 7 miles from Amersham and 5 miles from High Wycombe.

The property is located on the A4128 Wycombe Road, close to the junction with High Street and Chequers Lane. A short distance from Great Missenden with Chiltern Rail Services into London and Aylesbury.

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

The last tenant was at the property for 34 years.

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 and good natural lighting. Car parking is available directly in front of the property.

First Floor Offices	758 sq ft
Total	758 sq ft

Rent:
£12,000 pax



Lease:

A new lease by negotiation.

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 Connor Harrington on 01494 689 604 or ch@jaggardmacland.co.uk or Bill Harrington on 01494 689 602 or bh@jaggardmacland.co.uk

Updated Nov-21

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