

FOR SALE



71-99 WATERSIDE  
CHESHAM  
HP5 1PE

## UNIQUE TOWN CENTRE SITE

- Approx 8,947 sq ft
- 0.25 acre site
- Potential for redevelopment
- Offers in excess of £1.5m

## LOCATION

Located close to Chesham town centre.

Chesham is an affluent town located in the Chilterns. Chesham has good communication's both via the road and rail networks. Chesham Train Station is within walking distance serving the Chiltern and Metropolitan lines. Both the M40 and M25 Motorways are within 15 minutes driving distance.

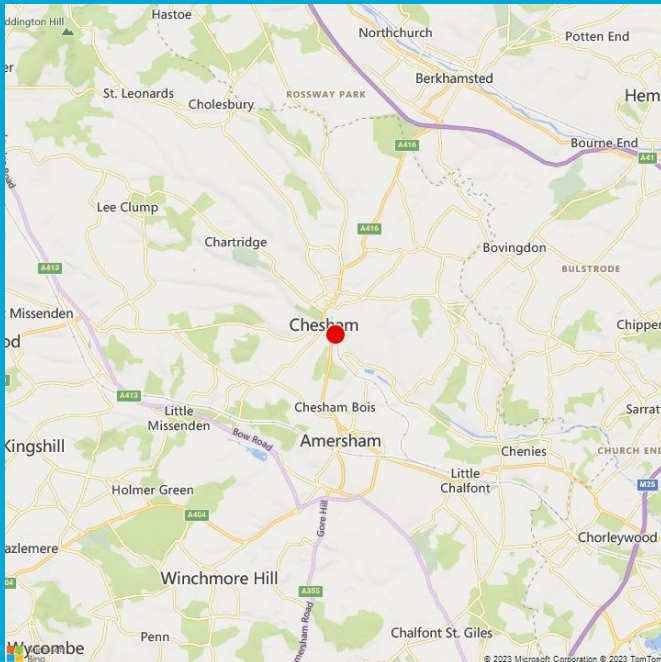
## DESCRIPTION

71-79 Waterside and 99 Waterside are two buildings located on approximately 0.25 acres of land with onsite parking.

71-79 Waterside has been refurbished to a good standard and has mostly recently housed a number of charitable uses. Mostly office use, however the site also has a large professional kitchen and a large studio on the ground floor for pilates and similar uses.

99 Waterside has most recently been used for storage and Chesham Boxing Club. The building is in need of extensive refurbishment and may suit many different uses (STPP).

Subject to Contract - May 23.



## ACCOMMODATION

Two contrasting buildings, one fitted to a high standard, the other in need of significant refurbishment.

71-79 Waterside (NIA)	4,205 Sq Ft
99 Waterside (GIA)	4,742 Sq Ft
Total Building (Approx)	8,947 Sq Ft
Total Site including Building	0.25 Acres

## TERMS

Available freehold.

## LEGAL COSTS

Each party to bear their own professional costs.

## EPC

71-79 Waterside - EPC D 94  
99 Waterside - EPC E 111

## VIEWINGS



Connor Harrington  
07590 019783  
ch@jaggardmacland.co.uk

## 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. Subject to Contract.

