AITCHISON RAFFETY

- Impressive Grade II Listed buildings dating from 1712
- Two detached buildings
- Self-contained
- Ample private parking
- Attractive grounds of 4.7 acres including a lake
- Character features
- Suitable for a variety of class E uses or others uses subject to planning

Ian Archer
ian.archer@argroup.co.uk

Connor Harrington
connor.harrington@argroup.co.uk

01494 480870

The Bury, Church Street, Chesham, Buckinghamshire, HP5 1JE

Detached Offices, Class E Use with Excellent Parking

Approx. 2,336, 9,713 or 12,334 Sq Ft (217 - 1,145.83 Sq M)

To Let

The Bury, Church Street, Chesham, Buckinghamshire, HP5 1JE

Description

The building comprises 2 Grade II listed buildings dating from around 1712 all within an attractive private estate of approx 4.7 acres including a lake. The property is made up of the original older building, The Bury, together with a linked building known as The Annexe and a separate more modern detached building known as The Stables.

Location

The building is in the old town of Chesham, within a short walk of all town centre amenities

Train Station	0.5 miles
A41	3.9 miles
M25 (J18)	7.0 miles
Watford	15.3 miles
High Wycombe	10.9 miles
Central London	30.0 miles

Floor Area

The Bury, Main House Ground Floor	3,037 Sq Ft	282.14 Sq M
The Bury, Main House First Floor	3,381 Sq Ft	314.09 Sq M
The Bury, Main House Second Floor	662 Sq Ft	61.5 Sq M
Annexe Ground Floor	1,152 Sq Ft	107.02 Sq M
Annexe First Floor	1,283 Sq Ft	119.19 Sq M
Annexe Second Floor	198 Sq Ft	18.39 Sq M
Stables Office Ground Floor	1,437 Sq Ft	133.5 Sq M
Stables Office First Floor	899 Sq Ft	83.52 Sq M
Total	**12,334 Sq Ft**	**1,145.83 Sq M**

Annexe

Main House & Front Terrace

Stables Office

Reception

The Bury, Church Street, Chesham, Buckinghamshire, HP5 1JE

Ground Floor Office The Bury

Main Meeting Room The Bury

Rent

Main House and Annexe	£150,500 per annum
Stable Block	£39,750 per annum
Total Rent as a whole	**£190,250 per annum**

Terms

The entire complex is available to be let to one tenant on a new lease for a term to be agreed although consideration may be given to leasing The Stable separately. Any lease is to be excluded from the Landlord & Tenant Act 1954 security of tenure

Business Rates

From the VOA website there is a single assessment for the main house, stable and annexe, as well as 2 other assessments for individual suites.

The total assessments at present are £82,975 resulting in rates payable of circa £45,304 for 2025-26 although these may need reassessment and tenants are advised to obtain their own advice.

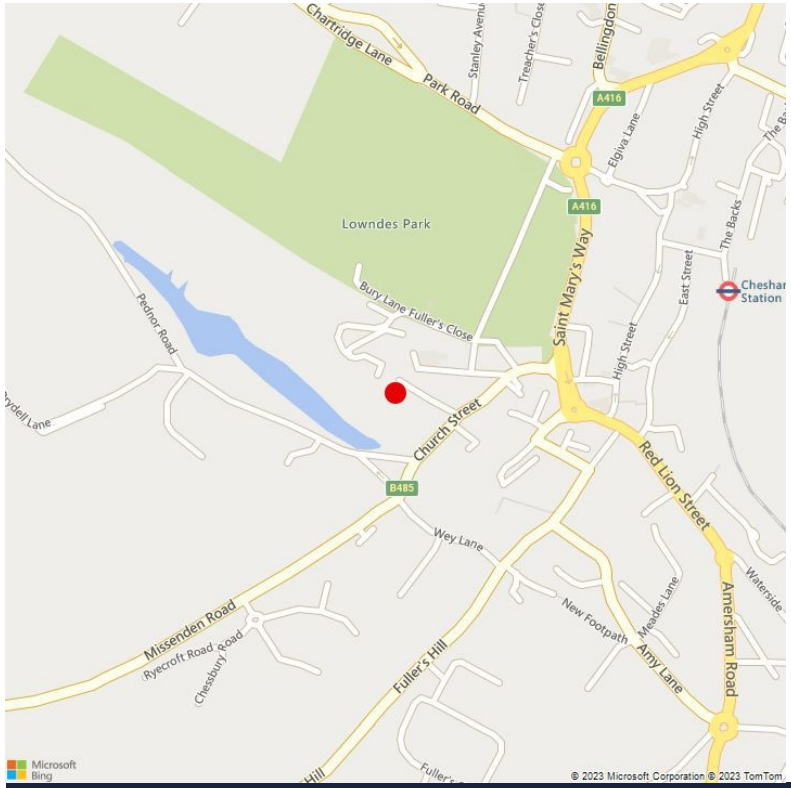
VAT

There is no VAT payable on this property

EPC

Main House & Annexe - Band E-108

Stables - Band D-96.



Viewings

Strictly by appointment via the soles agents -
Aitchison Raffety 01494 480870

Ian.archer@argroup.co.uk or
connor.harrington@argroup.co.uk

AITCHISON RAFFETY

www.argroup.co.uk

RICS

IMPORTANCE NOTICE
Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.