



## PMCD RETAIL

SHOPS & RESTAURANTS



### CLASS E FORMER BANK PREMISES OCCUPYING PRIME CORNER POSITION TO LET

APPROX 1,020 sf (94.8 sm)

GROUND FLOOR, 32 HIGH STREET, CHALFONT ST PETER SL9  
9QA

- PROMINENT CENTRAL, CORNER POSITION
- 3- PHASE POWER CAPABILITY
- NEW LEASE AVAILABLE
- STREET PARKING AND PUBLIC CAR WITHIN SHORT WALK
- MAY SUIT A RANGE OF RETAIL, LEISURE AND SERVICE USES
- AVAILABLE IN SHELL CONDITION WITH CAPPED OFF SERVICES READY FOR AN OCCUPIER'S FITTING OUT

#### LOCATION

The property is located in a prime position on the corner of High Street and Market Place across the road from the precinct, and near to the public car park with adjacencies including Tesco Express, Savers, Greggs, and near M & S Simply Foods amongst other national multiple and local businesses. The unit is also close to the prestigious Grange development, built by Charles Church in 2017, with approx. 200 homes and a residential care home for 40 residents.

Chalfont St Peter is host to a range of shops, offices, cafes and restaurants serving a large local residential population (approx. 13,000 according to the 2011 Census). It is located between Gerrards Cross (approx. 2 miles) and Amersham (approx. 5 miles), close to Chalfont St Giles (approx. 2 miles) and Little Chalfont (approx. 5 miles).





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Your contact for this property

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### DESCRIPTION

The former bank premises provides open plan space with storage areas all on ground floor. Given the property benefits from Use Class E, a range of uses including retail, medical, offices and leisure will be considered.

The following approx. floor areas apply:

Sales:	776 sf (72.1 sm)
ancillary:	244 sf (22.7 sm)
<b>Total:</b>	<b>1,020 sf (94.8 sm)</b>

### ENERGY PERFORMANCE CERTIFICATE

Rating E (122)

### BUILDING INSURANCE

Insurance sum to be advised.

### TERMS

A new lease is available from on terms to be agreed at an initial rent of £30,000 per annum exclusive.

### VAT

We are advised that VAT is not currently chargeable on the rent.

### BUSINESS RATES

The property is currently assessed as a Bank & Premises on two floors having a Rateable Value of £16,000. We assume that a re-assessment should take place in due course.

Based on the current assessment, approx rates payable for tax year 2025/2026: £7,984 – further details on application or enquiries to Buckinghamshire Council – 01895 837540

### VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG  
01494 680000  
[www.pmcd.co.uk](http://www.pmcd.co.uk)

### ATTENTION TO RETAIL

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