

The **Frost** Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



TO LET

KIOSK LOCK-UP SHOP
257 SQ FT (23.86 SQ M)

3 THE GREEN, CHALFONT ST GILES, HP8 4QF

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The Frost Partnership has a network of offices in the Chilterns and Thames Valley

The Frost Partnership is the trading name of J.C. Frost & Co. Surveyors (Thames Valley) Ltd. Registered Office: 55 Station Road Beaconsfield HP9 1QL
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LOCATION

Situated in an attractive village location on the south side of The Green within Chalfont St Giles.

Chalfont St Giles itself is a village and civil parish within Chiltern district within South East Buckinghamshire on the edge of the Chilterns some 25 miles distant from London and within close proximity of the nearby villages of Seer Green, Jordans, Chalfont St Peter and Little Chalfont.

A modest range of retail facilities are within the village centre and more comprehensive retail facilities can be found at nearby Chalfont St Peter to the east and Amersham and Beaconsfield to the northwest and southwest respectively.

DESCRIPTION

The ground floor space is arranged on an open plan basis accessed via its own pavement entrance and comprises a total of 257 sq ft (23.86 sq m).

The unit has electric central heating and the benefit of a burglar alarm.

In addition, there is one lock-up garage available within a terrace to the rear of the property.



LEASE

A new full repairing and insuring lease is available on terms to be agreed.

RENT

Guide price - £9,000 per annum exclusive.

VAT

The property is not registered for VAT purposes.

RATES

Rateable Value: £8,100.

Rates due to local authority payable by tenant if demanded.

EPC

Valid until 5th April 2036.

Energy rating – C.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the grant and execution of the proposed fresh lease.

VIEWING

Strictly by prior appointment via sole agents:-

FROST COMMERCIAL - 01494 680909

SUBJECT TO CONTRACT

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent "The Frost Partnership" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.