

FOR SALE - EDUCATIONAL/MEDICAL/RETAIL

OLIV-HARR HOUSE, UNITS 1 & 2, CHALFONT STATION ROAD, LITTLE
CHALFONT, BUCKINGHAMSHIRE HP7 9FG

01923 845 222
property@vdbm.co.uk



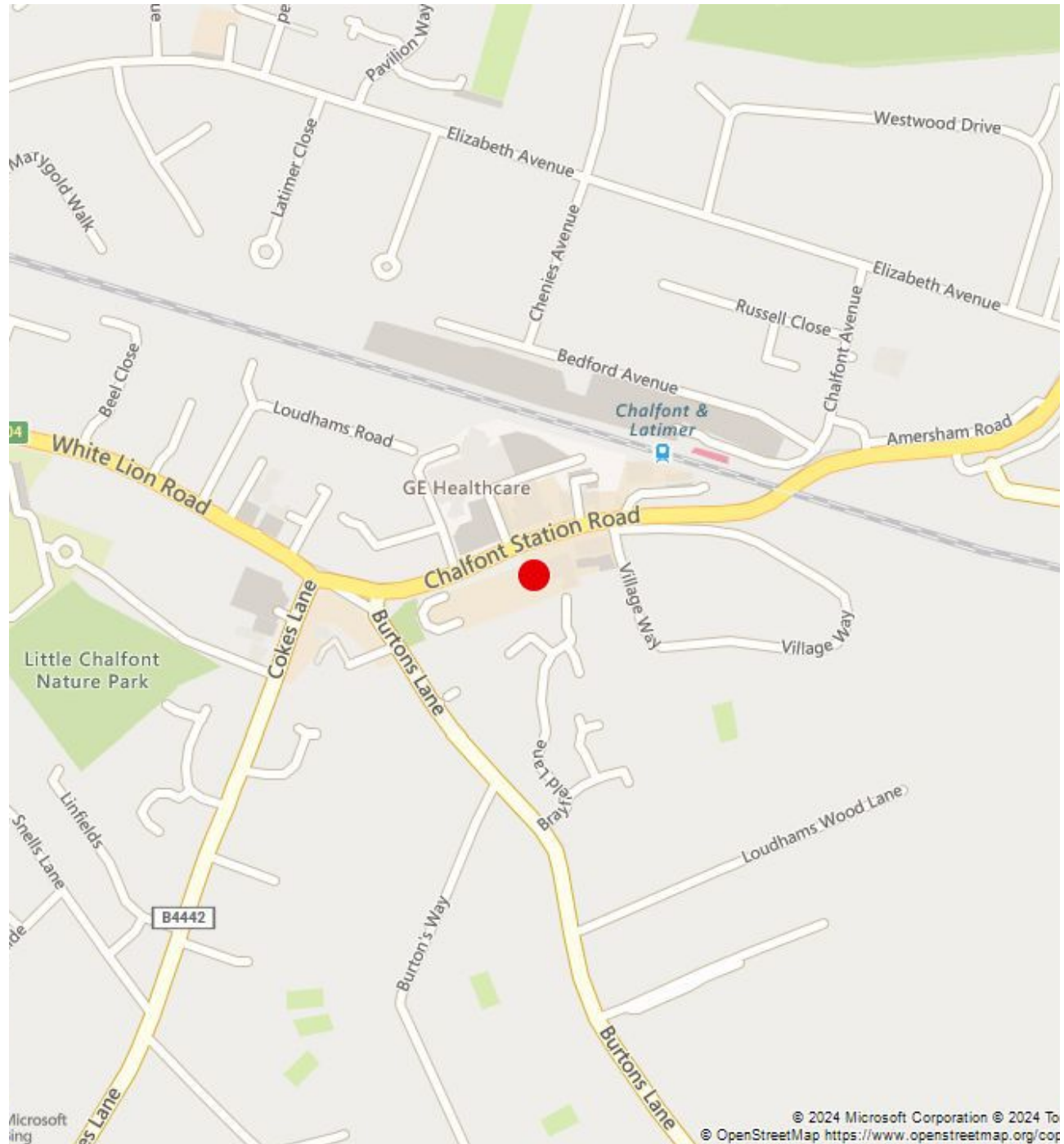
KEY FEATURES

- EXCELLENT LOCATION
- ADJOINING SHOPS AND STATION
- POTENTIAL FOR RENTAL GROWTH
- FITTED TO A HIGH STANDARD
- INVESTMENT
- GOOD LOCAL PARKING

LOCATION

Little Chalfont is a prosperous Buckinghamshire town with good road links. Chalfont Metropolitan and Chiltern Line Station is within a few minutes' walk.

The property is in a parade which includes Tesco Express, Wenzels, Rex Artisan Bakery and Costa Coffee. There are numerous restaurants nearby.







DESCRIPTION

INVESTMENT - The property comprises the ground floor of an attractive, modern, detached building. It is divided to form two self-contained units with a communal entrance.

There are 3 allocated parking spaces plus on street parking.

Unit 1

Fitted out to a very high standard as a hearing centre including bespoke glazed partitioning.

Unit 2

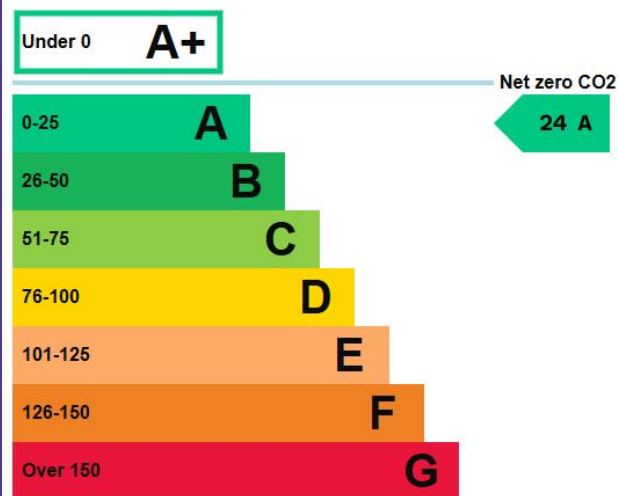
Fitted out as a wellness centre including four surgeries and reception area.

ACCOMMODATION	SQ FT	SQ M	ANNUAL RENT
UNIT 1	1,449	134.61	
UNIT 2	966	89.74	

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of A (24) and B (37).

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

PRICE

£420,000 - £565,000

TERMS

To be sold on new 999 year leases at peppercorn ground rents.

Unit 1 - £565,000 plus VAT

Let to Chalfont Hearing Centre Limited for a term of 7 years from 1st January 2023 at a rent of £40,000 per annum exclusive subject to an upwards only rent review on 1st January 2026. Tenant only break clause 31st December 2026.

Unit 2 - £420,000 plus VAT

Let to T S Gata-Aura for a term of 15 years from 10th September 2018 at a rent of £32,000 per annum exclusive. There is an upwards only rent review on 10th September 2028. There is a mutual break clause on 10th September 2028.

The rent on unit 1 equates to £27.61 per sq ft. The rent on unit 2 equates to £33.13 per sq ft. Based on this, the rent of unit 1 appears to be reversionary and potentially could be increased to £47,800 per annum

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through VDBM.
 toby.woodward@vdbm.co.uk 01923 845221

VDBM

Chartered Surveyors



01923 845 222
property@vdbm.co.uk