



AITCHISON RAFFETY



- Ground and First Floor Offices
- Air Conditioning
- Private Car Park for 6-8 Cars
- Mixture of open plan/ meeting rooms
- Would suit a number of different uses
- Potential for redevelopment (STPP)
- High Street frontage
- Offers in excess of £1.3 million + VAT.

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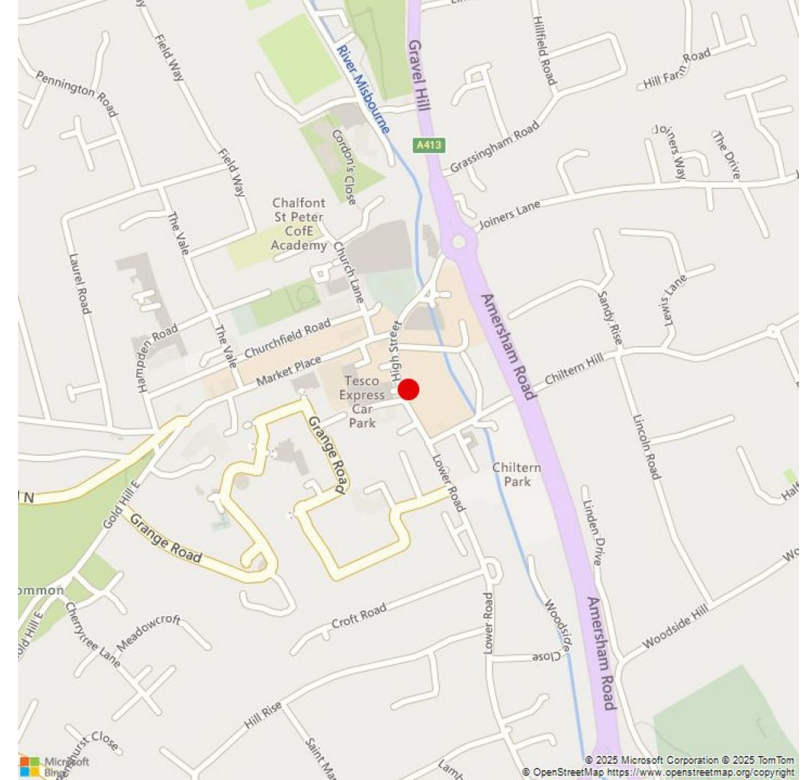
One High Street, Chalfont St. Peter, Gerrards Cross, Bucks, SL9 9QE

Prominent Village Centre Offices with Parking

Approx. 3,155 Sq Ft (293.1 Sq M)

For Sale

One High Street, 1 High Street, Chalfont St. Peter, Gerrards Cross, Buckinghamshire, SL9 9QE



Description

Prominent two storey office building with private parking. The property is currently configured with two large open plan offices on the ground floor with storage, meeting room, kitchen and both male/ female W.C.s. The first floor is then almost entirely open plan accommodation with a meeting room, kitchen/ break out area and further male/ female W.C.s. There is a private parking area to the right hand side of the property for 6-8 cars.

Location

Located in the heart of Chalfont St Peter. The property benefits from good communications via road with both the M40 and M25 motorways within a 10/15 min drive of the property.

Floor Area

Ground Floor	1,521 Sq Ft	141.3 Sq M
First Floor	1,634 Sq Ft	151.8 Sq M
Total	3,155 Sq Ft	293.1 Sq M

Price

Offers in excess of £1.3 million + VAT.

Terms

Available freehold.

Business Rates

From verbal enquiries, we understand the current rateable value is £36,750.

VAT

This property is subject to VAT.

Energy Performance Rating

C 67

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

By appointment only with sole agents Aitchison Raffety Connor
Harrington 01494 480870
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or Harringtons Commercial Bill
Harrington 01494 678 333

**AITCHISON
RAFFETY**

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We invest in people Silver



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