



**DEVELOPMENT OPPORTUNITY**

**SITUATION**

Located at the corner of Bowstridge Lane within the heart of this picturesque Village amongst a mixture of local shops and residential dwellings. Chalfont St Giles is an affluent residential area within the Buckinghamshire commuter belt, located 4 miles south of Amersham, 6 miles west of Rickmansworth and only 4 miles from the M25 (J17).

**PROPERTY**

An attractive Grade II Listed building comprising a **Ground Floor Double Fronted Shop** with **Self-Contained Offices and 3 Residential Units** to the rear and at first floor level all sold off on long leases. There is also rear vehicular access from Town Field Lane leading to **12 parking spaces**.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 27'2" Internal Width 25'5" Shop Depth 29'9" WC GIA Approx. 600 sq.ft. 1 Parking Space				<b>See Planning Section</b>
Axes Cottage, Finch Cottage & Wren Cottage	3 Residential Units 3 Parking Spaces	Various	Each 125 years from 29th September 1987	£300	FRI Each £100 p.a.
Units 1-5 & 6-11 (Offices)	Office Units 8 Parking Spaces	Various	Each 1,000 years from 25th December 1998	Peppercorn	FRI
<b>TOTAL</b>				<b>£300</b>	

**Note: The Purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.**

**Vacant Residential Development**

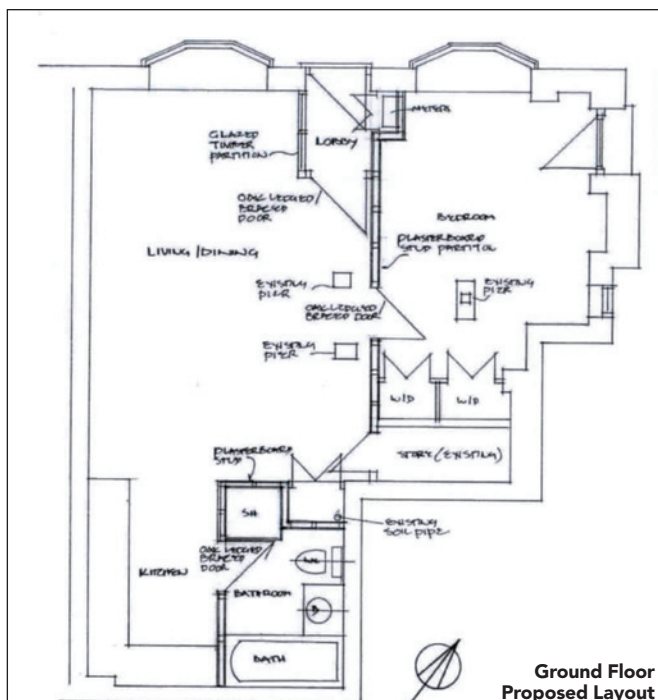
The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**



**PLANNING**

Planning consent and Listed Buildings Consent were granted on the 14th June 2013 and the 19th March 2013 respectfully for change of use from a shop to a 1 bedroom flat.

Copy Plans and Consents available on request. There is a Section 106 payment due to the Council of £7,125 upon implementation of the planning consent.



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**VENDOR'S SOLICITORS**  
Rodney Evans, Solicitor - Tel: 020 7843 3765  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £600 (including VAT) upon exchange of contracts