



SITUATION

Located close to the junction with Chiltern Hill in the town centre, diagonally opposite a **Co-op Supermarket and Pay & Display Car Park** and being just to the south of Market Place which houses a variety of multiple retailers including **NatWest, M&Co, Mcoll's, HSBC** and **Timpson**.

The property is opposite the former Holy Cross Convent where Planning has been granted for approximately 190 new homes.

Chalfont St Peter is an affluent Buckinghamshire village which lies under 2 miles from Gerrards Cross, approx. 5 miles south-east of Amersham and 20 miles north-west of central London with easy access to the M25 (Junctions 16 & 17).

PROPERTY

Site Area Approx. 0.27 acres

A modern mixed use building constructed in 1989 comprising **2 Ground Floor Double Shops** with separate front access to **Self-Contained Offices** on the first floor (**see Note 1**) with air conditioning. In addition, the property includes a **Rear Car Park for 27 cars** (**see Note 2**).

£107,500 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

VAT is applicable to this Lot

FREEHOLD

Note 1: The offices may be suitable for future conversion to Residential Use by way of Permitted Development, subject to obtaining possession and any other necessary consents. There may also be potential to create further accommodation in the roof space, subject to obtaining the necessary consents.

Note 2: There are 4 unallocated parking spaces.



View of car park

3 High Street, Chalfont St Peter, Gerrards Cross, Buckinghamshire SL9 9QE

LOT 10



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Units A & B (Double Shop)	Internal Width 36'2" widening to 42'3" Shop & Built Depth 43'0" Area Approx. 1,605 sq ft WC Plus 6 car spaces	Jay & H Ltd t/a Sevenoaks Sound & Vision (Home audio & cinema equipment) (Sevenoaks has 25 franchises and it is understood that Jay & H acquired their franchise in 2002)	10 years from 15th July 2015	£25,000 (rising to £26,000 in 2017, £27,000 in 2018 and £28,000 in 2019)	FRI by way of service charge. Rent Review & Tenant's Break 2020
Units C & D (Double Shop)	Internal Width 35'4" widening to 39'8" Shop & Built Depth 43'0" Area Approx. 1,510 sq ft (incl. 2 customer WCs) Staff WC Plus 5 car spaces	Coral Racing Limited (T/O for Y/E 26/9/15 £667.8m, Pre-Tax Profit £81.1m, Shareholders' Funds £410m) (Having over 1,700 branches)	10 years from 19th June 2013 (in occupation since 2004)	£27,500	FRI by way of service charge. Rent Review 2018
First Floor Offices	NIA Approx. 3,065 sq ft (GIA Approx. 3,450 sq ft) Ladies & Gents WCs Plus 12 car spaces	Lee Products Ltd (US based company specialising in miniature hydraulic components with subsidiary companies in several European countries) (UK company reported a T/O for Y/E 31/10/15 £19.1m & Pre-Tax Profit £4.8m)	10 years from 20th June 2013 (in occupation since 1989)	£55,000	FRI by way of service charge. Rent Review & Tenant's Break 2018
TOTAL AREA APPROX. 6,180 SQ FT			TOTAL	£107,500	

VENDOR'S SOLICITORS
Landau & Cohen - Tel: 0845 331 2477
Ref: J. Turofsky - Email: jeff@landaucohen.co.uk

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 £500 (including VAT) upon exchange of contracts