



SITUATION

Located close to the junction with Station Road in the town's main pedestrianised High Street, amongst multiples such as **Boots, Waterstones, Savers, Costa** and **Starbucks** as well as a variety of independent retailers, being approx. 150 yards from Chesham Underground Station (Metropolitan Line).

Chesham is an attractive and popular commuter town located between Amersham to the south and Berkhamsted to the north enjoying excellent road access to the A41 via the A416, approximately 25 miles north-west of Central London.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate front and rear access to a **Self-Contained 3 Bed Flat** on the first and second floors. The flat benefits from uPVC double glazing and gas central heating.

In addition, the property includes a **Gated Rear Yard for parking 2 cars** which can be accessed from East Street.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'4"
Internal Width	16'7" (max)
Shop Depth	32'1"
Built Depth	73'1"
Area	Approx. 850 sq ft

2 WCs

First & Second Floor Flat

3 Bedrooms, Living Room, TV Room, Kitchen, Bathroom, Shower Room/WC, Sep. WC

Refer to the Auctioneers for the video tour of the flat.

TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs plc (having over 2,000 branches in the UK) (T/O for Y/E 27/12/2025 £2.15bn, Pre-Tax Profit £167m and Shareholders' Funds £626m)** for a term of 5 years from 12th March 2023 (**renewal of a previous lease – in occupation since 1999**) (**Valuable Reversion in March 2028**) at a current rent of **£20,000 per annum** exclusive.

£20,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

Joint Auctioneers

Metrus
Tel: 020 7631 0550 Ref: David Burlinson
Email: david.burlinson@metrus.co.uk

Vendor's Solicitors

PCB Lawyers LLP
Tel: 020 7299 9262 Ref: Leila Blackett
Email: lblackett@pcbllawyers.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior of shop

