



PMCD RETAIL

SHOPS & RESTAURANTS



CLASS E SHOP

TO LET

APPROX 248 sf (23 sm)

18 MARKET PLACE, CHALFONT ST PETER SL9 9EA

- PROMINENT CENTRAL POSITION
- NEW LEASE AVAILABLE
- STREET PARKING IN FRONT AND PUBLIC CAR WITHIN SHORT WALK
- MAY SUIT A RANGE OF RETAIL AND SERVICE USES

LOCATION

The property is located along Market Place, the principal retail road in Chalfont St Peter, opposite the prestigious Grange development, built by Charles Church in 2017, with approx. 200 homes and a residential care home for 40 residents.

Chalfont St Peter is host to a range of shops, offices, cafes and restaurants serving a large local residential population (approx. 13,000 according to the 2011 Census). It is located between Gerrards Cross (approx. 2 miles) and Amersham (approx. 5 miles), close to Chalfont St Giles (approx. 2 miles) and Little Chalfont (approx. 5 miles).





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Your contact for this property

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DESCRIPTION

The property is well located on Market Place, offering ideal opportunity for a business to have a street presence at an affordable rental. Given the property benefits from Use Class E, a range of uses including retail, medical, offices and leisure will be considered.

It has an approx. floor area of: **248 sf (23 sm)** plus WC

ENERGY PERFORMANCE CERTIFICATE

Rating D (95)

BUILDING INSURANCE

The current annual premium is approx £562.

TERMS

A new lease is available from Spring 2024 on terms to be agreed at an initial rent of £9,500 per annum exclusive.

VAT

We are advised that VAT is not currently chargeable on the rent.

BUSINESS RATES

The property has a 2023 Rateable Value of £6,000

Approx rates payable for tax year 2024/2025: £2,994 less substantial discounts of up to 100% rendering Zero rates payable for qualifying businesses – further details on application or enquiries to Buckinghamshire Council – 01895 837540

ATTENTION TO RETAIL

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VIEWING

Strictly by appointment through the sole agents:

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