

FOR SALE



1 ALEXANDER STREET
CHESHAM
HP5 3EG

POTENTIAL DEVELOPMENT SITE

- Industrial/Office
- Offers in excess of £425,000
- VAT not applicable
- May suit residential conversion (STPP)

LOCATION

Well located property just outside the town centre of Chesham. Chesham is a historic market town situated in the London commuter belt approximately 25 miles northwest of Central London.

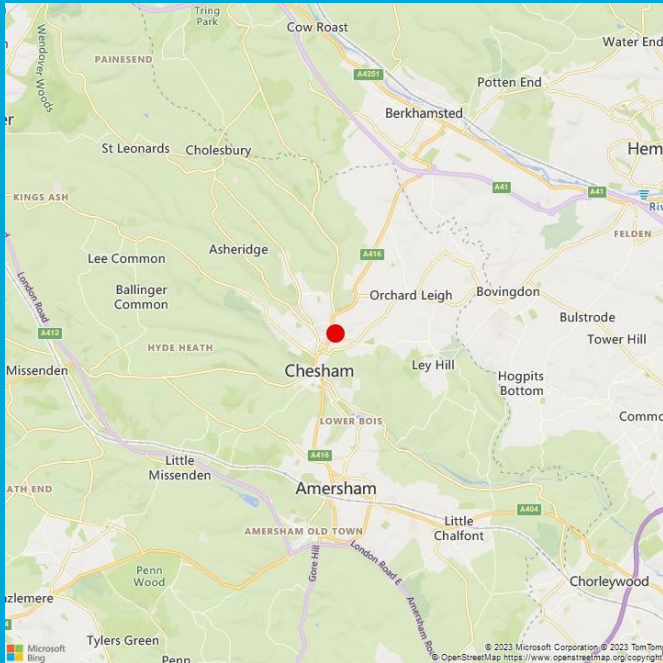
Chesham benefits from good communications with the M40 (J2) approximately 8 miles away and the M25 approximately 6 miles away. Chesham mainline railway station is within walking distance serving both the Metropolitan and Chiltern lines.

DESCRIPTION

Rarely available commercial site located in a predominantly residential area.

The property comprises of industrial/workshop units with offices above. The site further benefits from a ground-floor office and storeroom/W/C area. A small service yard provides access to all areas of the site. Overall the site comprises an area of approximately 3,400 sq ft or 0.078 of an acre. The site may suit conversion to residential due to the existing surrounding residential dwellings. However, small commercial sites like this rarely come to the market and it may also suit an owner occupier.

Subject to Contract - January 2024



ACCOMMODATION

Ground floor workshop/industrial building with offices and small entrance/service yard.

Ground Floor Industrial/ workshop/ Office	2,410 Sq Ft
First Floor Offices	832 Sq Ft
Total Commercial	3,242 Sq Ft
Total Site Area	0.078 Acres

TERMS

Available freehold.

There is one tenant on site currently, however vacant possession could be provided.

LEGAL COSTS

Each party to bear their own professional costs.

EPC

TBC

VIEWINGS



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