

# 1 Bishops House | Market Place | Chalfont St Peter | SL9 9HE

## Prime Lock Up Shop | To Let

### Location

Chalfont St Peter is located on the edge of the Chilterns in Buckinghamshire and is one of the largest and most affluent villages in the UK. The subject property is centrally located on Market Place, the primary shopping street in the village. Nearby occupiers include Coop Food, Savers and Crumbs.

### Description

The property forms part of Bishops House, a mixed use property comprising ground floor retail, offices above and large rear car park. The subject unit comprises ground floor only retail premises, laid out with open plan retail area to front, rear ancillary area with WC's and rear service access.

### Accommodation

The accommodation provides the following approximate dimensions and net internal area:

Internal width	7.19 m	23 ft 7 ins
Shop depth	25.30 m	83 ft
Built depth	27.87 m	91 ft 5 ins
Internal area	166.67 Sq.m	1,794 Sq.ft

### Terms

Available by way of a new effectively full repairing and insuring lease, for a term to be agreed. Rent reviews are to be 5 yearly, upward only.

### Rent

Offers sought in the region of £40,000 per annum exclusive.

### EPC

Further details available upon request. B 43.

### Rates

The Rateable Value from April 2024 is £29,750.

For rates payable please refer to the Local Charging Authority, Buckinghamshire Council - 0300 131 6000.

### Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



- Ground floor retail premises
- Prime central location on effective 'High Street'
- Adjoining large car park
- Electric roller shutters to front
- Rear access
- Available on new lease

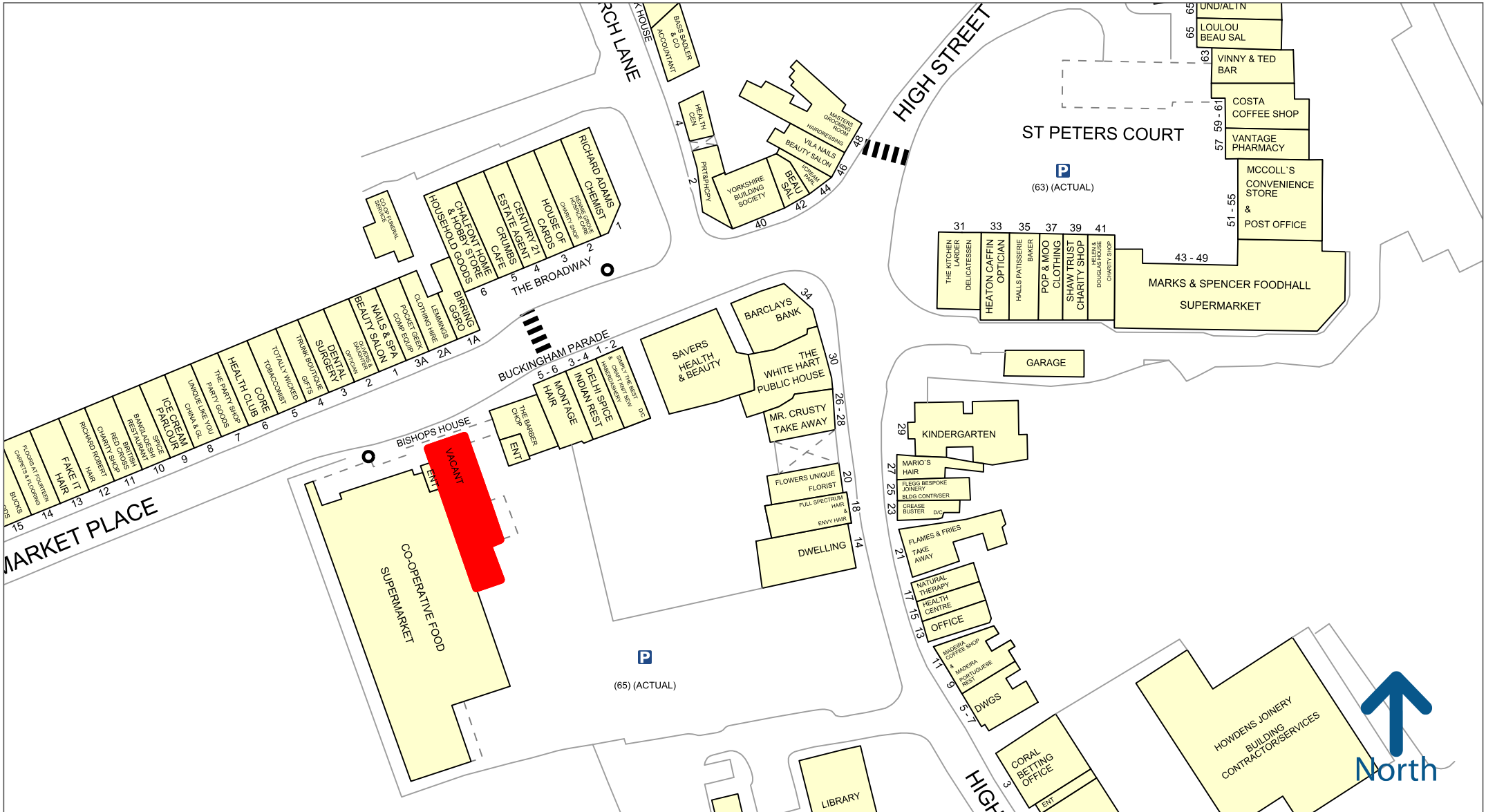
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**VIEWINGS - Strictly by appointment**

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

• Corporate structure and ownership details  
• Identification and verification of ultimate beneficial owners  
• Satisfactory proof of the source of funds for the Buyer/Funder/Lessee  
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