



Asking price: £260,000

Ground floor retail unit

24 Market Place
Chalfont St. Peter
Buckinghamshire
SL9 9DU

Private Treaty

OVERVIEW

A freehold retail unit for sale by private treaty. The property will be sold with vacant possession.

The property is located on the northern side of Market Place at the junction with The Vale.

Nearby occupiers include Dominos Pizza, Raj Darbar Traditional Indian Restaurant, Curtain, Shutter & Blind shop, Barbers and an estate agents.

The glazed front and side elevation to The Vale provides good natural light for the shop. Internally, the main trading space is open plan with a raised section to the rear.

Services

We understand the property to have mains gas electricity, water and drainage.

The services have not been inspected by John Pye Property and we recommend that interested parties complete their own investigations in this respect.

Tenure

Freehold with vacant possession. Upper parts sold off on a long lease.

Long lease: 99 years from 10 May 2013 at a peppercorn ground rent.

Unexpired lease term of approx. 89 years at

Investment Analysis

We expect a rent in the region of £15,000 to £17,500 pa exclusive will be achievable.

Rateable Value

Rateable value of £13,250

Asking Price

£260,000

EPC

EPC - <https://find-energy-certificate.service.gov.uk/energy-certificates/9354-3078-0914-0200-4795>

Recommendation Report - <https://find-energy-certificate.service.gov.uk/energy-certificates/0430-0241-5949-4798-7006>

FEATURES

- Asking price: £260,000
- Former kitchen showroom
- Corner plot with return frontage
- Upper parts sold off long leasehold
- Residential flat above (not included)
- Ground floor retail unit
- Popular retail location
- Investment opportunity
- Sold with vacant possession
- Freehold

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