

FOR SALE



13 NIGHTINGALES CORNER
AMERSHAM
HP7 9PZ

RESTAURANT AND RESIDENTIAL INVESTMENT

- £450,000
- 12 years unexpired term
- VAT not payable
- Asset Management Opportunities

LOCATION

13 Nightingales Corner occupies a prominent position within a well-established retail parade in the heart of Little Chalfont, an affluent commuter village in the Chiltern Hills, Buckinghamshire.

The property is situated at the junction of White Lion Road (A404) and Cokes Lane, forming part of a local shopping hub known as Nightingales Corner.

This vibrant local centre comprises a range of independent retailers, cafés, and service providers, serving the local residential population.

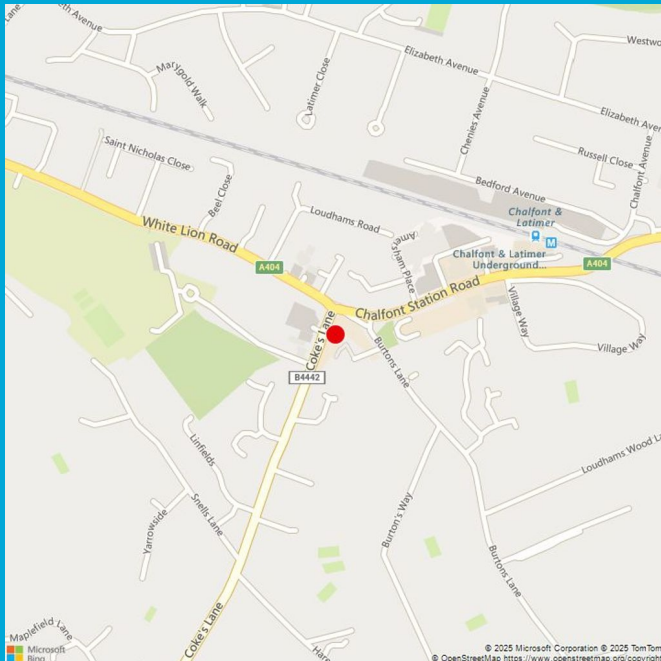
DESCRIPTION

The property is a mid-terrace retail unit in a local parade in Little Chalfont.

The subject property is three storeys with a Chinese restaurant on the ground floor and residential accommodation above.

The property is brick built under a pitched tiled roof.

The property has not waived the VAT exemption and therefore VAT is not payable on the purchase price.



ACCOMMODATION

Ground floor restaurant with residential flat over two floors above.

Restaurant	988 Sq Ft	91.79 Sq M
Flat	570 Sq Ft	52.95 Sq M

TENURE

Freehold subject to existing tenancy

The property is leased for 20 years from 23rd February 2018 at a current passing rent of £30,000 with the rent review from 2023 unexercised. The lease is on a Full Repairing and Insuring basis within the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

TERMS

Asking Price - £450,000

Represents a net initial yield of 6.38% based on purchaser's costs of 4.50%

LEGAL COSTS

Each party to bear their own legal costs

BUSINESS RATES

Rateable Value : £18,250

EPC

D 76 - Expiring July 2027

VIEWINGS



Zac Murdoch

07939364874

zm@jaggardmacland.co.uk

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