Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

POTENTIALLY NO BUSINESS RATES PAYABLE

Preliminary Particulars

TO LET

Prominent Commercial / Retail Unit
In an Affluent Town on a Busy Retail Parade

21 NIGHTINGALES CORNER
LITTLE CHALFONT
AMERSHAM HP7 9PY







376 sq.ft. (34.93 sq.m) Approximate Net Internal Area

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION
The property is located on a retail parade on Nightingales Corner, just off Burtons Lane in the centre of Little Chalfont, as well as being within walking distance of the Chalfont & Latimer underground station.

Little Chalfont is an affluent area and the premises is situated close to many amenities and national retailers including Costa Coffee, Skipton Building Society, Tesco Express and Wenzel's.

DESCRIPTION
The property comprises a ground floor commercial unit and provides open plan retail space with stores to the rear. The premises is suitable for a variety of uses including retail, office, medical and alternative uses.

ACCOMMODATION (Approximate Net Internal Area)

Ground Floor Retail - 376 sq.ft. (34.93 sq.m)

FACILITIES include:-

- **Affluent location near principal shopping destination**
- **Car parking available nearby**
- **WC**
- **Kitchenette**
- **Walking distance to underground station**

TERMS
The property is available by way of a new full repairing and insuring lease to be agreed by negotiation.

RENT
Ground Floor Retail Unit - £13,000 per annum, exclusive of business rates and building insurance.

VAT
We understand from the Landlord that VAT is not applicable.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in the transaction.

RATEABLE VALUE
The Valuation Office website indicates a 2023 Rateable Value of TBC. Rate in the £ for 2025/26 is 49.9 pence. Small Business Rates relief may be applicable.

ENERGY PERFORMANCE RATING: C - 61

VIEWING - Strictly by appointment with the Sole Agents:-

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