# Chesham, Buckinghamshire HP5 1BW

Freehold Retail Investment with Development Potential





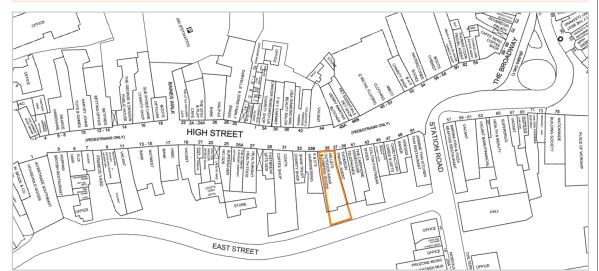




## **Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	195.83 sq m	(2,108 sq ft)	BLACKS OUTDOOR RETAIL LIMITED (1) T/A MILLETS	5 years from 01/05/2013	£30,000	30/04/2018
First Second	Office Office	68.46 sq m 68.46 sq m	(737 sq ft) (737 sq ft)	VACANT POSSESSION (SEE PLANNING PARAGRAPH)			
Total		332.75 sq m	(3,582 sq ft)			£30,000	

(1) Blacks Outdoor Retail Limited is a subsidiary (and part of The Outdoor Division) of JD Sports Fashion plc, currently trading from around 80 Millets and 74 Blacks stores. (Source: www.jdplc.com and www.millets.co.uk 18/01/2017).



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- · Let to Blacks Outdoor Retail Limited (t/a Millets) part of JD Sports Fashion Plc
- Vacant possession on upper floors with residential development potential (see Planning Paragraph below)
- · Attractive market town in the Chiltern Hills
- · Nearby occupiers include Boots, Superdrug, M&Co, Costa and Waterstones

Miles: 11 miles south-east of Aylesbury 25 miles north-west of London Roads: M25, M4, M40, M1

Chesham Underground Station (Metropolitan Line) Rail: London Heathrow Airport, London Luton Airport

#### Situation

Chesham is an attractive Buckinghamshire market town situated on the south side of the Chiltern Hills. The property is located in a prominent trading position on the north side of the pedestrianised High Street, close to the junction with Station Road. Nearby occupiers include Boots, Superdrug, M&Co, Costa and Waterstones as well as being in close proximity to Sainsbury's and Waitrose.

## Description

The property comprises a ground floor retail unit with self-contained office accommodation at first and second floors accessed via High Street. The property benefits from rear access via East Street which provides delivery access and car parking for approximately 4 cars.

#### **Planning**

Permitted Development consent was granted in January 2014 for for change of use from office (B1(A)) to two residential units (Use Class 3) of the first and second floors (Ref: CH/2013/1968/PNO). This planning permission lapsed on 30th May 2016. On 6th January 2017 the Seller submitted Prior Notification Under Class O Of Part 3, Schdeule 2 of The Town and Country Planning (General Permitted Development) (ENGLAND) Older 2015 - Change Of Use from Office (Use Class B1(a)) to Two Residential Units (Use C3) and is currently awaiting a decision. Please refer to Chiltern District Council Planning for more information (Ref: CH/2017/0024/PNO).

### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

Six Week Completion