

35 High Street,  
Chesham, Buckinghamshire HP5 1BW  
Freehold Retail Investment with Development Potential

Lot 19

£30,000 per annum  
exclusive



## 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	Office	68.46 sq m (737 sq ft)	VACANT POSSESSION (SEE PLANNING PARAGRAPH)			
Second	Office	68.46 sq m (737 sq ft)	VACANT POSSESSION (SEE PLANNING PARAGRAPH)			
<b>Total</b>		<b>332.75 sq m (3,582 sq ft)</b>			<b>£30,000</b>	

(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).

### Key Details

- 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

### Location

Miles: 11 miles south-east of Aylesbury

25 miles north-west of London

Roads: M25, M4, M40, M1

Rail: Chesham Underground Station (Metropolitan Line)

Air: 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, Schedule 2 of The Town and Country Planning (General Permitted Development) (ENGLAND) Order 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



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**Acuitus**  
Gwen Thomas  
+44 (0)20 7034 4857  
gwen.thomas@acuitus.co.uk

**Acuitus**  
Georgina Roberts  
+44 (0)20 7034 4863  
georgina.roberts@acuitus.co.uk

**Associate Auctioneer**  
CedarHarp  
David Landy  
+44 (0)20 8457 6575  
dlandy@cedarharp.com

**Buyer's Legal  
Report Service: Dentons**  
Greg Rigby  
+44 (0)20 7329 3968  
greg.rigby@dentons.com

**Seller's Solicitors:**  
Howard Kennedy LLP  
Katherine Miller  
+44 (0)20 3755 5608  
katherine.miller@howardkennedy.com