

43-45 HIGH STREET CHESHAM

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Prime Shop Unit - To Let

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Retail Opportunity
TO LET

LOCATION

The subject property is situated in a prime position in the middle of the High Street, close to Station Road and the war memorial. Nearby occupiers include Starbucks, Greggs, Costa, Card Factory and Millets. The High Street is pedestrianised and there are public pay and display car parks located within a short walking distance.

Chesham is an attractive market town situated within the Chiltern Hills in Buckinghamshire. It is located 26 miles to the north west of Central London. The town is a popular destination for commuters, with frequent services from Chesham Underground Metropolitan Station into Baker Street, with the fastest journey time being around 45 minutes. Road links are also good with the A416 running through the town and linking with the A41 to the north east, which in turn connects with Junction 20 of the M25 approximately 8 miles to the south east.

DESCRIPTION

The property is a ground floor lock up shop, comprised as open plan sales to the front and a large stock room to the rear. There is a step up towards the rear of the unit. At the very rear, there is a kitchenette and WC.

The shop is currently fitted to a good specification, featuring suspended ceilings with LED lighting, air conditioning, carpets throughout, a fitted kitchenette and WC.



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ACCOMMODATION

The premises provides the following approximate net internal floor areas:-

Floor	Size Sq.m	Size Sq.ft
Ground Floor Sales	111.62	1,201
Ground Floor Raised Area	51.17	551
Total	162.79	1,752

TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£35,000 per annum exclusive, plus VAT (if applicable).

EPC

Further details available upon request. B 39.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £22,250.

For rates payable please refer to the Local Charging Authority, Buckinghamshire Council - 0300 131 6000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



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