

PERRY HOLT

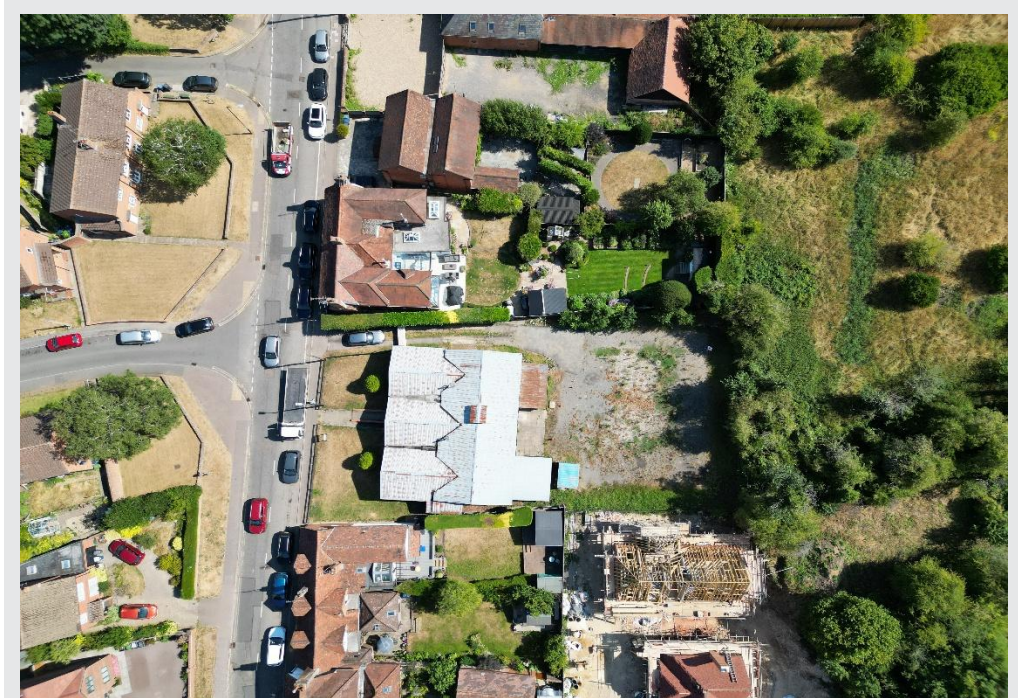
PROPERTY CONSULTANTS

FOR SALE

REDEVELOPMENT OPPORTUNITY

58 Whielden Street, Amersham, HP7 0JB





AMENITIES

- ✓ Situated in Old Amersham
- ✓ Site area of approx. 0.31 acres
- ✓ Potential for refurbishment or redevelopment STPP
- ✓ Car parking

LOCATION

Situated in Old Amersham, the property is just a 4 minute drive of Amersham town centre and Amersham Station, providing Metropolitan Line and Chiltern Rail services into London. The A404 offers excellent road connections to the M25 (Junction 18) and the wider motorway network.

VAT

We understand that VAT is not currently payable on the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

The property comprises a detached former community hall, currently occupied by The Royal British Legion, extending to approximately **3,566 sq ft** (331.3sq m), as measured by the Valuation Office Agency (VOA). The building is in a dilapidated condition and is considered suitable for comprehensive refurbishment or redevelopment, subject to obtaining the necessary planning consents.

The site extends to approximately **0.31 acres** and benefits from vehicular access via the left-hand side of the property, leading to an open area at the rear. This rear section of the site is predominantly level, with only a slight incline, and provides excellent scope for a variety of potential uses.

Offering significant versatility, the property is considered to present a number of opportunities. These may include redevelopment to provide a boutique residential scheme, conversion or replacement with a substantial single private dwelling, or the refurbishment and retention of the existing building for continued commercial or community use. Prospective purchasers should make their own enquiries with the Local Planning Authority regarding any proposed change of use or redevelopment, as all future uses will be subject to the necessary planning permissions and statutory consents.

The combination of the existing building, generous site area, rear access and redevelopment potential makes this an attractive opportunity for developers, investors, owner-occupiers and other purchasers seeking to unlock the site's future potential.

PRICE

Offers in excess of £550,000 for the freehold interest.

RATES

Rateable Value 26/27: £6,500.

EPC – D 88

**PERRY
HOLT**
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