

PRIME SHOP UNIT - TO LET

43-45 HIGH STREET CHESHAM HP5 1BW

bf
brasier freeth



RSPCA SOUTH BUCKS

Colton Footwear

www.coltonfootwear.com

01494 773654



cheshamphoneandvapeshop@gmail.com
MINI AMS
Chesham
Phone (Buy/Sell & Repair) - Laptop repairs - Mob
All Smoking Accessories - Home Decoration
41 High Street, Chesham, HP5 1BW

PHONES REPAIR / VAPES & E-LIQUID / WATCH BATTER

43-45 HIGH STREET CHESHAM

HP5 1BW

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.



43-45 HIGH STREET CHESHAM

HP5 1BW

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.



Ben Ross

07729 075734

ben.ross@brasierfreeth.com

Neil Saunders

07980 756655

neil.saunders@brasierfreeth.com

Brasier Freeth LLP

01923 210810

enquiries@brasierfreeth.com

brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds or the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.