

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Prime High Street Retail Unit –
Prominent Frontage

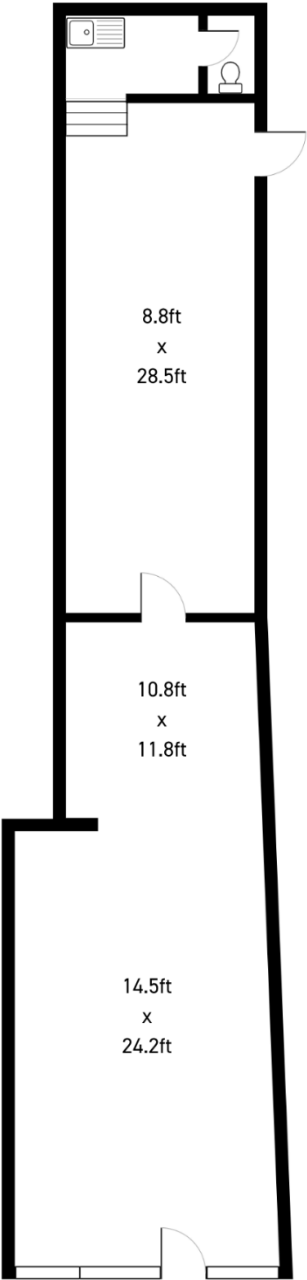
34 High Street, Chesham, HP5 1EP



These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rent quoted are exclusive of VAT.

ACCOMMODATION

	Sq ft	Sq m
Total	751.5	69.8



AMENITIES

- ✓ Located on Chesham High Street
- ✓ High footfall location
- ✓ Glazed frontage
- ✓ W/C and kitchen facilities

LOCATION

The property occupies a prominent, highly accessible position on Chesham High Street, surrounded by popular national and independent retailers, cafés, and major supermarkets like Waitrose and Sainsbury's. Benefiting from regular footfall driven by the town's twice-weekly market, the location combines high visibility with exceptional convenience. Chesham Underground Station is just 150 metres away (a 2-minute walk), offering direct Metropolitan Line services into London. Additionally, the property features rear access and convenient public parking directly behind at Star Yard. Road connectivity is also strong, with easy access to the M25, M1, and M40 motorways.

PERRY HOLT

PROPERTY CONSULTANTS

FIRST FLOOR OFFICES 165 -167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

DESCRIPTION

Prominently positioned retail premises situated on Chesham High Street, previously occupied by Cancer Research. The property comprises a mid-terraced ground floor retail unit with an attractive glazed frontage, providing excellent visibility for passing footfall. The premises also benefit from a suspended ceiling with LED lighting and WC and kitchen facilities, together with rear access via Star Yard and a rear yard/bin store area, providing useful servicing and storage facilities.

TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

RENT

£17,500 per annum exclusive

RATES

Rateable value: £12,500. Interested parties should contact Buckinghamshire Council to verify the rates payable.

VAT

To be confirmed.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

C 72

JOEL LOBATTO

DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk