





## Bucks House, The Green, Chalfont St. Giles, HP8 4QF

# FOR SALE

### Summary

- Service charge: n/a
- Size: 518 sq ft
- Price: £350,000 Plus VAT
- Rates payable: £4,515 per annum Small business rates relief will apply.
- Rateable value: £10,500
- EPC: B (45)

### Further information

- [View details on our website](#)
- [Microsite](#)

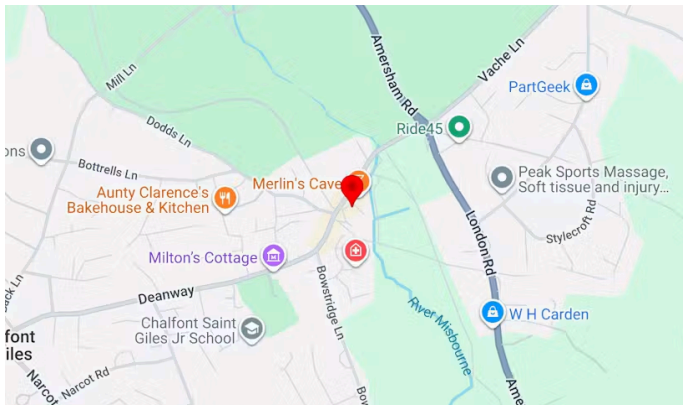
### Viewings and Further Information



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### Specification

- Freehold for Sale
- Grade II Listed
- Character Premises
- Double-frontage
- Suitable for a variety of uses under Class E

### Description

Bucks House occupies a prominent position on The Green/High Street in the heart of Chalfont St Giles, an attractive and affluent Buckinghamshire village.

The property itself is Grade II listed and forms part of the historic High Street, adding to the character of its village-centre setting.

The property has double frontage and sits within the established village centre, surrounded by a mix of independent retailers, cafés, restaurants, pubs and other local services, providing a pleasant and active commercial environment.



### Location

The location benefits from good local road connections, providing convenient access to Amersham, Gerrards Cross, Beaconsfield and the wider South Buckinghamshire area. Public transport is also available, with bus stops immediately on the High Street and Chalfont & Latimer Station approximately 2.5 miles away, providing Metropolitan Line and National Rail services.

### Terms

The is available for sale on a freehold basis.

The business is also available for purchase.

### VAT

Applicable

### Legal fees

Each party to bear their own costs

Accommodation

The accommodation comprises the following areas:

| Name   | sq ft | sq m  | Availability |
|--------|-------|-------|--------------|
| Ground | 280   | 26.01 | Available    |
| 1st    | 238   | 22.11 | Available    |
| Total  | 518   | 48.12 |              |

