



## Beechwood House

62 Higham Road, Chesham, HP5 2AF

### **WORKSHOP WITH OFFICES - FOR SALE**

**3,501 sq ft**  
(325.25 sq m)

- PERMITTED DEVELOPMENT OPPORTUNITY
- 2 WORKSHOP/STORAGE UNITS ON GROUND FLOOR
- 4 OFFICE SUITES ON FIRST FLOOR

# Beechwood House, 62 Higham Road, Chesham, HP5 2AF

## Summary

<b>Available Size</b>	3,501 sq ft
<b>Price</b>	Offers in excess of £600,000
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (111)

## Description

Beechwood house comprises a brick built two storey building with an external staircase to access the first floor. If removed, one car parking space could be available to the front. Internally there are two workshop/storage units on the ground floor with single glazed windows, WC, kitchenette and strip lights. On the first floor are 4 office suites with a WC.

Permitted development opportunity for residential conversion.

## Location

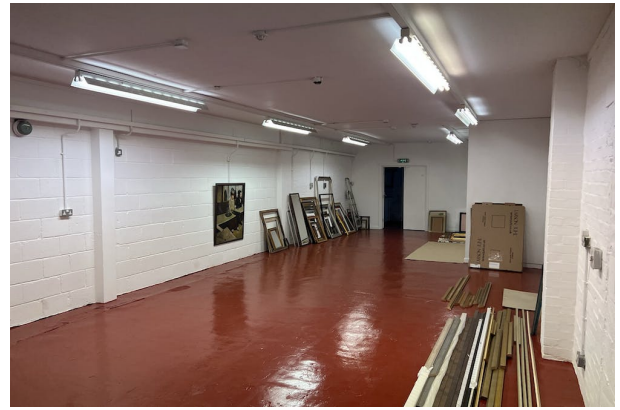
The property is located on Higham Road, close to Chesham town centre. Chesham is strategically located to the north west of London, within close proximity to the regional centres of Watford, Hemel Hempstead and High Wycombe. The area benefits from excellent communications, provided by the M25, M1 and M40 motorways. In addition there is an excellent link to Central London via the Metropolitan Line and the Chiltern Railway Line.

## Terms

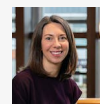
Vacant possession on completion.

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Purchasers and proof of identity documents will be required.



## Viewing & Further Information



**Joanna Kearvell**

01296 255020 | 07887 793030

jk@chandlergarvey.com

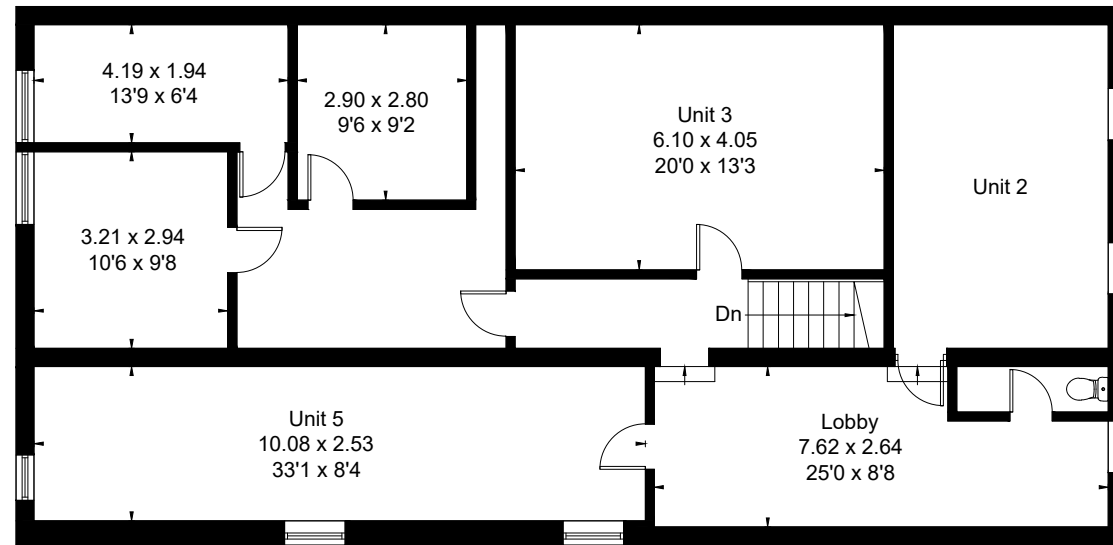
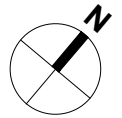


**Neave DaSilva**

01494 446612 | 07827 908926

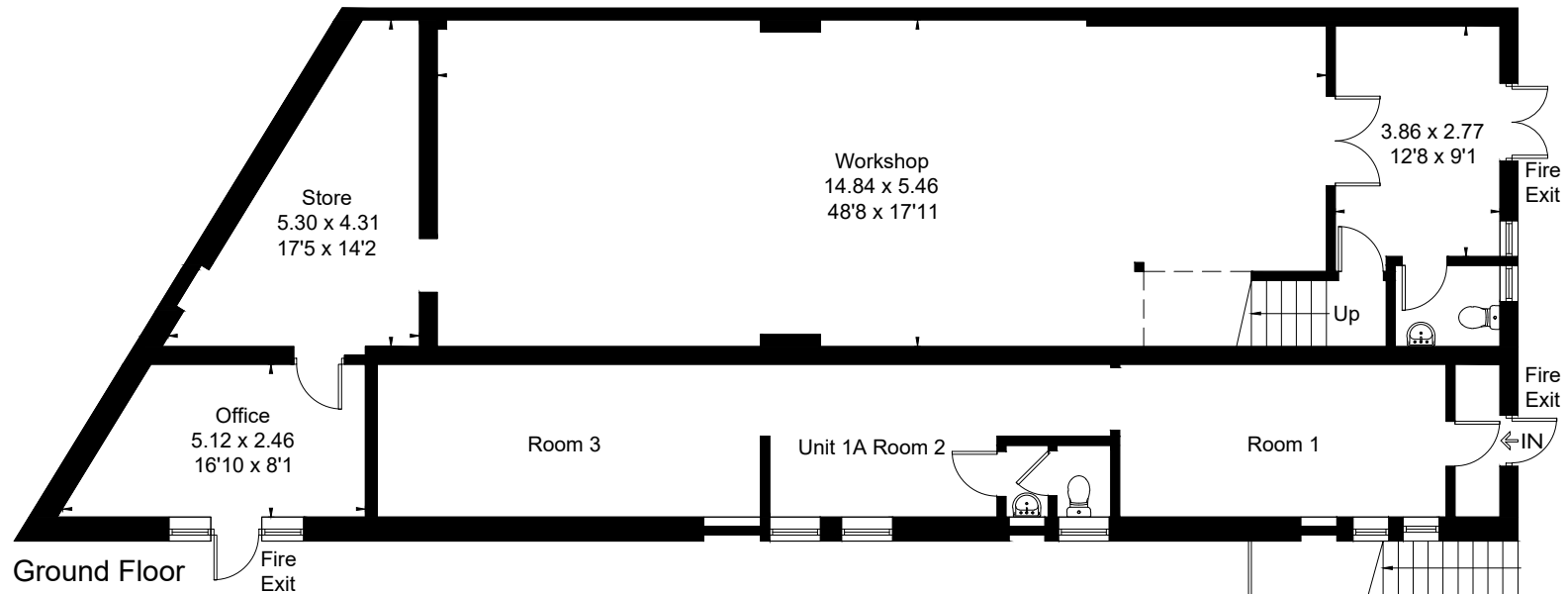
nds@chandlergarvey.com

Approximate Area = 325.3 sq m / 3501 sq ft  
Including Limited Use Area (2.2 sq m / 24 sq ft)



= Reduced head height below 1.5m

First Floor



Ground Floor