

**Lot 5, 114/114a High Street, Chesham,
Buckinghamshire HP5 1EB**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Freehold Retail Investment with Residential Ground Rent

www.acuitus.co.uk

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Property Information

Freehold Retail Investment with Residential Ground Rent

- Shop let to tenant trading as The Junction Eatery
- Shop lease expires November 2028 (subject to option)
- November 2021 tenant break option not exercised
- Flat above let on long lease
- Nearby occupiers include Waitrose, Sainsbury's, Boots The Chemist, Superdrug, WH Smith, Greggs and Costa Coffee

Lot

5

Auction

3rd November 2022

Rent

£20,050 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

11 miles south-east of Aylesbury, 25 miles north-west of Central London

Roads

M1, M4, M25, M40

Rail

Chesham Underground Station (Metropolitan Line)

Air

London Luton Airport, London Heathrow Airport

Situation

The property is located in a prominent trading position on the High Street, close to its junction with The Broadway. Nearby occupiers include Waitrose, Sainsbury's, Boots The Chemist, WH Smith, Greggs, Costa Coffee and Superdrug.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a coffee shop arranged on the ground floor and a self-contained flat arranged on the first floor, let on a long lease.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail/Coffee Shop	98.93	(1,065)	M. DROZDYNski & L.HORTON (t/a The Junction Eatery) (2)	10 years from 30/11/2018 (3)	£20,000	30/11/2023
First	Residential Flat	-	(-)	AN INDIVIDUAL	125 years from 07/11/1991	£50	
Total Commercial Floor Area		98.93	(1,065)			£20,050	

(1) Areas provided by VOA (www.gov.uk/business-rates)

(2) There is a rent deposit of £4,625 + VAT held by the landlord

(3) The lease is subject to a tenant only option to determine on 30/11/2026.

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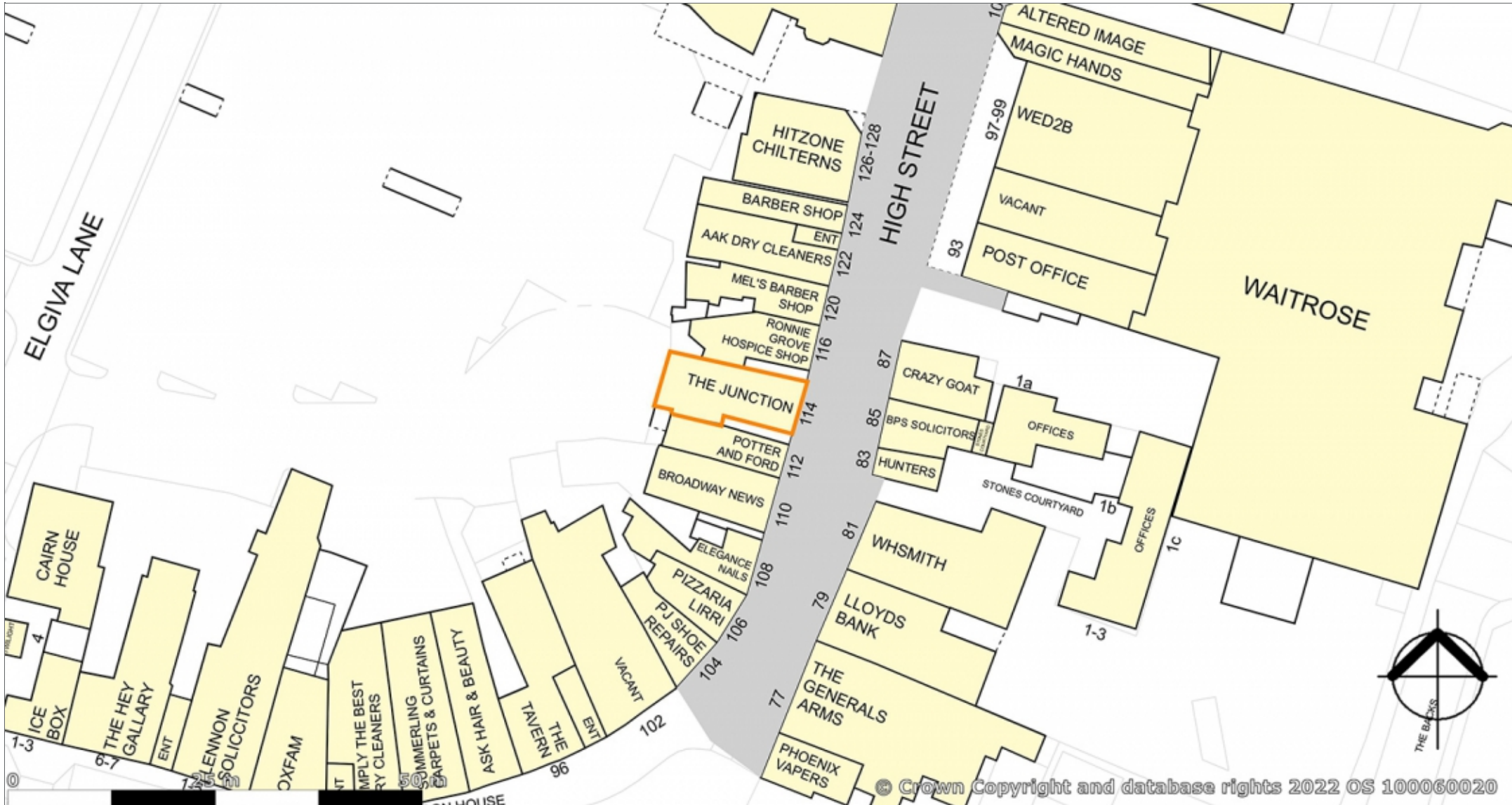


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September 2020