

Lot 4

150 High Street, CHESHAM,
Buckinghamshire HP5 1EF

GUIDE PRICE: £200,000



VACANT FREEHOLD SHOP WITH PLANNING FOR RESIDENTIAL CONVERSION OF UPPER PART

This vacant Freehold shop premises which occupies an end of terrace position and is constructed of brick with rendering and tile pitched roof above. We understand that the unit currently has A1 Usage although a Planning Application has been submitted to the Local Authority for an A2 consent. The upper two floors of the building were granted Planning Permission on 22nd January 2007 subject to conditions for the conversion into a self-contained flat. The copies of Plans and Planning Permission are available for inspection at the offices of the Auctioneers.

LOCATION

Chesham is located in the district of Chiltern and County of Buckinghamshire, nearby towns include: Amersham (3 miles); High Wycombe (12 miles) and Watford (15 miles). Road communications are good being located 8 miles from Junction 18 of the M25 with rail services to London Marylebone via Amersham available in approx. 44 minutes. The property is situated at the northern end of the High Street, close to Chesham Metropolitan line station.

ACCOMMODATION

Ground Floor: Shop - approx. 318sq.ft.

First Floor: Front room - 13ft 3in x 12ft 6in, Rear room - 10ft 6in x 6ft 3in, Kitchen/WC - 7ft 3in x 7ft 0in

Second Floor: Front room - 12ft 3in x 8ft 6in, Rear room - 13ft 9in x 9ft 9in
(There are sloping ceilings to Second Floor rooms)

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

Chiltern District Council: 01494 729 000.

ADOPTED RATEABLE VALUE

£4,800

POPULATION & EMPLOYMENT

The last recorded figures show an employment rate in the area of 75% with a local urban population of 20,357.

VENDORS SOLICITORS

Mrs. K. Rosling
Messrs. Dawson Hart
The Old Grammar School
UCKFIELD, East Sussex
TN22 1RH
01825 762 281

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■