



Commercial Property Consultants

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PROPERTY PARTICULARS

Preliminary Particulars

FREEHOLD

**DETACHED WORKSHOP/STORAGE BUILDING
WITH PARKING**

**GRIFFETS YARD
BELLINGDON ROAD
CHESHAM, BUCKS
HP5 2NW**



FOR SALE

918 sq.ft. (85.22 sq.m) approximate Gross Internal Area

PLUS OFF STREET PARKING

LOCATION

The property is located off Bellingdon Road, approximately one mile from Chesham town centre and Metropolitan line station.

DESCRIPTION

Griffets Yard is a two-storey workshop/storage building of brick and pebble dash elevations under a pitched slate roof.

ACCOMMODATION (Approx. Net Internal Area)

Ground Floor

Workshop -	243 sq.ft. (22.56 sq.m)
Store -	142 sq.ft. (13.16 sq.m)
Garage -	285 sq.ft. (26.46 sq.m)

First Floor

Store -	248 sq.ft. (23.04 sq.m)
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Total - 918 sq.ft. (85.22 sq.m)



PRICE

The freehold interest is offered for sale, seeking offers in the region of £185,000 subject to contract. We understand that VAT is not applicable in this case.

BUSINESS RATES

The Valuation Office website indicates a 2017 Rateable Value of £2,250. Rate in £1 for 2018/19 is 48.0 pence.

NB. Small Business Relief may be applicable.

VIEWING – By appointment with the Sole Agent:

Duncan Bailey Kennedy
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