

# 21 High Street, Chalfont St Giles Buckinghamshire HP8 4QH



## AlexanderLawsonJacobs

Chartered Accountants | Corporate Recovery | Insolvency

On the instructions of C Iacovides Esq of Alexander Lawson Jacobs LLP, Administrator to Vom Fass (UK) Limited

**A 16th Century Grade II listed building providing retail and office accommodation within an affluent and picturesque Chilterns village**

- 280 sq ft (26 sq m) Ground Floor Sales
- 370 sq ft (34 sq m) First Floor Offices
- Wealth of exposed beams throughout and recently restored to a high standard
- £225,000 Freehold

**Edward  
Symmons**

**020 7955 8454**

**[www.edwardsymmons.com](http://www.edwardsymmons.com)**



### Situation

The property forms part of the principle retail area just to the south of the Green and on the east side of the High Street.

Chalfont St Giles lies just off the A413 London Road between Amersham and Gerrards Cross whilst junction 16 of the M25 and junction 2 of the M40 are six miles and eight miles respectively.

Chalfont and Latimer mainline (London Marylebone - 35 minutes) and Underground Station (Metropolitan Line) is approximately three miles away.

### Description

A mid terraced timber framed building with brick and rendered elevations under a pitched clay tiled roof having been carefully restored to provide period retail and office accommodation to a high standard.

The ground floor comprise of an L shaped sales area and rear entrance lobby that provides access to the first floor offices and galley kitchen. The accommodation also provides for two WCs on the ground floor.

An undercroft to the right hand side of the property leads to the rear.

### Accommodation

Ground Floor Retail	26 sq m	280 sq ft
Rear Entrance Lobby	5 sq m	57 sq ft
First Floor Offices	34 sq m	370 sq ft
<b>Total</b>	<b>65 sq m</b>	<b>707 sq ft</b>

### Planning

We are advised that the property is Grade II listed and falls within a Conservation Area in the current Local Plan.

### Tenure

Freehold

### Price

Offers are invited in the region of £225,000 for the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

### Legal Costs

Each party shall bear its own costs.

### Viewing

Contact: Graham Free or Ian Bell  
 Tel: 020 7955 8454  
 Fax: 020 7403 1947



March 2009

**2 Southwark Street, London Bridge, London SE1 1TQ**

#### Misrepresentation Act 1967

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

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