

TENANTED INVESTMENT OPPORTUNITY - FOR SALE



11 / 11a Nightingales Corner
Cokes Lane

Little Chalfont

Bucks

HP7 9PZ

GRD FLR RETAIL UNIT WITH TWO BED MAISONETTE ABOVE

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is located directly opposite the pay & display car park in the centre of Little Chalfont within walking distance of Chalfont & Latimer train station.

Little Chalfont benefits from a good range of local facilities including independent / national coffee retailers, Tesco and Wenzles bakery to list a few.

Description

The investment is an attractive 1930's mid-terraced property with commercial element at ground floor level and residential uppers to first and second floors.

The ground floor is currently occupied by Upper Cut hair salon at a passing rental of £10,500 per annum exclusive.

Upper Cut are holding-over under the Security of the Landlord & Tenant Act with a new lease being negotiated at £11,000 per annum exclusive.

The 2-bedroom maisonette has private access at ground floor level and is situated at 1st & 2nd floors above the retail accommodation. The property is currently let on an AST at a rental of £12,000 per annum, with expiry of 1st Aug 2021.

The local residential estate agents have indicated that if openly marketed they would expect the residential rent to increase to circa £1300pcm.

Total rental income is currently £22,500 per annum.

Accommodation

	Sq. Ft.	M ²
SHOP	398	36.98
MAISONETTE	752	69.86

Approx net internal area (NIA)

Terms

Freehold is offered for sale with the benefit of the existing commercial and residential tenants.

Price: £489,950

Business rates

The billing authority is Chiltern District Council

Rateable value: £8,201.00

We suggest the amount, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Council Tax

Band B

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Energy Performance Rating

Commercial - D (92)

Residential D (67)



Viewing and further information

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