

Shop To Let

GROUND FLOOR RETAIL UNIT

630 sq.ft (58.50 sq.m)

**7 WHITE HILL COURT
BROAD STREET
CHESHAM
HP5 3EA**

Location

The unit is located within a small parade of shops facing the main roundabout at the junction of Broad Street, White Hill and the High Street to the edge of Chesham Town Centre.

Chesham is a popular commuter town and is approx. 23 miles to the northwest of London. Transport into central London is via the Metropolitan Line.

Nearby retailers include Waitrose, Johnsons Dry Cleaners & Sainsbury's.

Description

The property is a ground floor retail unit within a parade on 5 shops.

Terms

The premises are available by way of a new lease direct from the Landlord on terms to be agreed.

EPC

The Energy Performance Certificate is attached. The rating is "D - 84"

Rent

£13,000 per annum



Rates

Rateable Value 2017 Listing: £8,300.

Rates payable should be verified with the Local Authority.

Legal Costs

Each party to bear their own legal costs.

Viewing

By appointment with sole agents:

Stuart Rider
Jaggard Baker LLP
Tel: 01494 689617
Email: stuart.rider@jaggardbaker.co.uk

Important Notice

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VAT

VAT may be payable on the purchase price and/or on the rent and/or on other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position.

First Rev. 23.04.19

Energy Performance Certificate

Non-Domestic Building

 HM Government

7 White Hill Court
Broad Street
CHESHAM
HP5 3DY

Certificate Reference Number:
0940-9975-0361-1690-0080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

84

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	63
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	132.69
Primary energy use (kWh/m ² per year):	784.91

Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

70

If typical of the existing stock