

RAPLEYS

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0370 777 6292

TO LET

Trade Counter/Warehouse

Unit 1, Chesham Business Park, Townsend Road
Chesham HP5 2AA

CONTACT **Adam Cleator**
07876 637252 | adam.cleator@rapleys.com

Daniel Cook
07795 660259 | daniel.cook@rapleys.com



803.9 sq m (8,653 sq ft)

Up to 15 parking spaces

Potential to fence and secure yard

Access via Townsend Road from the A416 (Broad Street)

Available by assignment/underletting

Nearby occupiers include **Wickes, Costcutter** and various fast food operators

Suitable for a variety of uses

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Location

The premises are located on Townsend Road, approximately 0.3 miles north of the town centre. Townsend Road is accessed from both Bellingdon Road (a primarily residential area) and Broad Street which leads south to the town centre and north to Newtown and the A41. Immediately south is a large **Wickes** store and a small trade estate known as Crown Business Centre lies a short distance north with occupiers including **Wolseley**.

Description

The property comprises a well established trade counter style unit of frame construction with brick cladding and both a roller shutter door and shop front to the forecourt.

Internally the property has a painted concrete floor, fluorescence strip lighting and translucent ceiling panels. Heating is via gas fired warm air blowers.

To the front of the site is the yard which provides up to 15 car parking spaces. The loading area could be fenced and secured to provide a dedicated yard.

Accommodation

The property comprises the following approximate floor areas:

| | Sq m | Sq ft |
|-----------------|--------------|--------------|
| Warehouse space | 793.0 | 8,536 |
| Kitchen space | 10.9 | 117 |
| Total | 803.9 | 8,653 |

| | Hectare | Acre |
|------------------------|--------------|--------------|
| Total Site Area | 0.119 | 0.294 |

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Available by way of sub-lease or assignment expiring July 2025.

Rating

We are advised that the Rateable Value for the property is £27,250 and the UBR for 2018/19 is 0.48p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: C.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

By arrangement with the sole agent.



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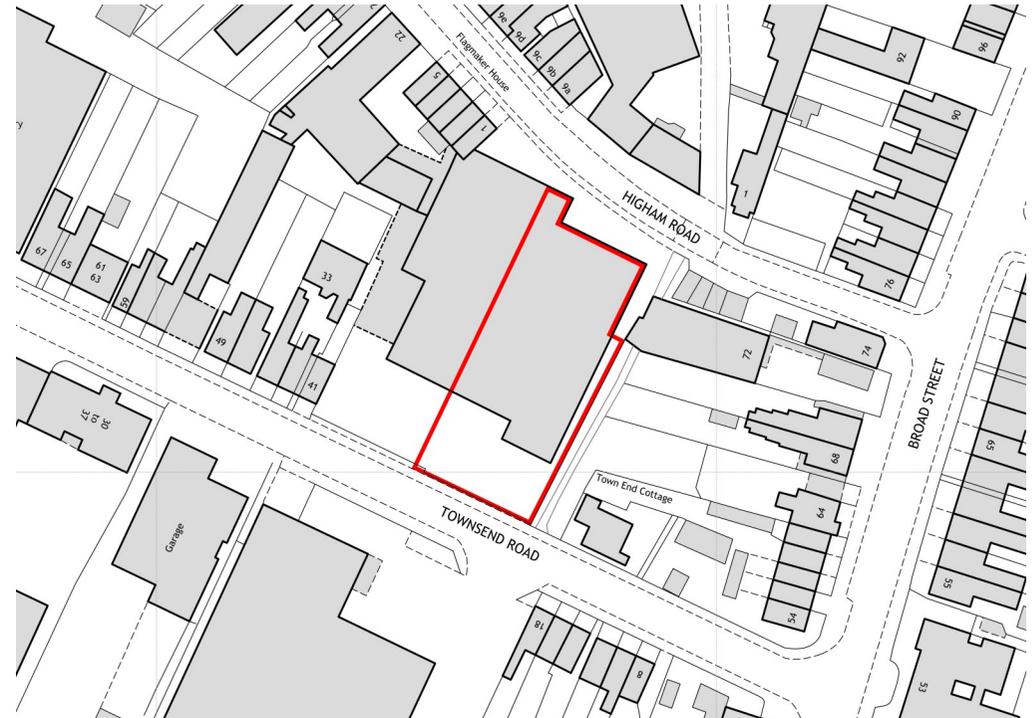
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