

Chesham “Media House”, Unit 5, Broadway Court, The Broadway, High Street, Buckinghamshire HP5 1EG

- **A Freehold End of Terrace Building internally arranged to provide Office Accommodation (Use Class B1) extending to Approximately 106.45 sq m (1,146 sq ft) (GIA)**
- Planning Permission (General Permitted Development) for Change of Use (Use Class C3) to provide Two Self-Contained Two Bedroom Flats
- Current Rent Reserved
£18,000 per annum



To View

The property will be open for viewing on Tuesday 28th October at 5.00 p.m.

Seller's Solicitor

Messrs WGS Solicitors (Ref: JG).
Tel: 0207 723 1656.
Email: jg@wgs.co.uk

Freehold Building with Planning Permission



Tenure

Freehold.

Location

The property is situated in Broadway Court located on the north side of The Broadway close to its junction with Elgiva Lane. Sainsbury's Supermarket is close by along with a variety of shops and restaurants along the High Street. Chesham Rail Station is located approximately 0.1 mile to the east. The A416 provides access to the A41 and in turn the M25 and M1 Motorways. Lowndes Park is nearby.

Description

The property comprises an attached building arranged over ground and first floors beneath a pitched roof. Internally the property is arranged to provide office accommodation (Use Class B1). The property benefits from planning permission (General Permitted Development) for change of use (Use Class C3) and conversion to provide two self-contained two bedroom flats. There is a car parking space.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

Planning

Local Planning Authority: Chiltern District Council.
Tel: 01494 732950.

The property benefits from planning permission (General Permitted Development) dated 2nd October 2014 for 'change of use from office (Use Class B1) to two residential units (Use Class C3)'.



Floor	Accommodation	Lease Terms	sq m MIA (sq ft)	sq m GIA (sq ft)	Current Rent £ p.a.
Ground	Office Accommodation, Kitchen	5 years from 13th July 2010 FR & I subject to Schedule of Condition	81.37 sq m (876 sq ft)	106.45 sq m (1,146 sq ft)	£18,000 p.a.
First	Office Accommodation, 2 x WCs each with wash basins				

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.