

FOR SALE

2,973 Sq.Ft. (276.19 Sq.M.)



10 & 11 Nightingales Corner & Garage To Rear (12), Cokes Lane,
Little Chalfont, Buckinghamshire, HP7 9PZ

TOWN CENTRE MIXED USE INVESTMENT OPPORTUNITY

- 2 Ground Floor Retail Units
- 2 x Two-Bedroom Maisonettes
- Land To Rear With Motor-Trade Workshop
- Fully Let Income Generating Investment Opportunity



High Wycombe

10 & 11 NIGHTINGALES CORNER & GARAGE TO REAR, COKES LANE, LITTLE CHALFONT, BUCKS, HP7 9PZ

Location & Description

This investment opportunity is located in the heart of Little Chalfont within walking distance of Chalfont & Latimer train station.

The properties are situated in a prominent roadside position, directly opposite the public pay & display car park.

Little Chalfont benefits from a good range of local facilities including independent / national coffee retailers, all in close proximity, Tesco and Wenzel's bakery to list a few.

The investment consists of two retail units, with split level maisonettes above and a garage / workshop to the rear. The retail units, maisonettes and garage are all leased separately from one another on commercial or residential leases.

10 - A ground floor commercial unit which is leased to a beauty salon, on a five year lease, trading as Grace Ellen Beauty. The current lease expires 1st August 2027. It is understood that the current tenant purchased the business in 2020 from the previous tenant, which had been in occupation since 2009. There is not a rent review before the expiry date and the lease is drafted within the security provisions of the Landlord and Tenant Act 1954 Part II Amended. The current tenant is keen to agree an extension to their current lease with the new owners as soon as possible.

10a - A split level two-bedroom maisonette, currently leased on a one year AST, which commenced 1st August 2025 and is managed via the local residential estate agent Wilson Heal.

11 - A ground floor commercial unit, which is leased to a hairdresser trading as Upper Cut, on a 6 year lease, which expires 24th December 2030. There is a tenant only break clause 30th June 2027. The tenant has been in occupation for many years prior to the current lease. There is an upward only rent review 1st July 2027 and the lease is drafted within the security provisions of the Landlord and Tenant Act 1954 Part II Amended.

11a - A split level two-bedroom maisonette, currently leased on a short term AST of 4 months, which expires 26th August 2026. Due to the short term nature of the letting, this element is leased for £150 per month below the market rent of £1,400 per month.

10,10a,11,11a do not have any car parking provision.

Garage / Workshop to rear - A 17 year lease, which comes to an end 24th December 2030. There is not believed to be a rent review prior to the end of the lease or any break clauses within the current lease.

The total rental income from all five elements of this investment opportunity is £61,850 per annum exclusive. None of the current leases are to be affected by this sale. The opportunity is being sold with the benefit of the tenants in occupation and their various leases.

Accommodation

	Sq.Ft.	Sq.M.
10	551	51.19
10a	683	63.45
11	398	36.97
11a	752	69.86
Workshop To Rear	589	54.72
TOTAL	2,973	276.19

Price / Terms

£1,112,000 - The properties are not elected to pay VAT

This sale includes titles

10 BM413492
11 BM428490
Land to rear of 12 BM306745

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful purchaser to provide various documentation such as identification and proof of funds, before the sale can progress. There is a small charge for this process.

Each party to bear their own professional and legal costs incurred throughout the legal process.

Energy Performance Rating

10: C-55
10a: D-66
11: D-92
11a: D-58
Garage to rear: B-48



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